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herbert r thomas

City House

Bettws, Bridgend, CF32
8UW

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Asking price **Offers in Excess of £585,000**

This stunning four double bedroom, contemporary executive detached is situated in an elevated position with southerly facing grounds overlooking rural countryside to the Bristol Channel. The property features a large open plan living space with bifold doors for indoor/outdoor living, two reception rooms, balcony and a fantastic master suite with dressing room and beautifully appointed ensuite.

Contemporary four double bedroom detached

Stunning elevated position with rolling rural countryside views towards the Bristol Channel on North Devon

Modern open plan living space with bifold doors for indoor/outdoor living

Cinema room

Sunroom

Southerly facing rear garden

Balconies to three bedrooms

High internal standards throughout

Viewings are highly recommended





This beautiful contemporary four double bedroom detached house, situated in an elevated position with southerly facing grounds over looking stunning rural countryside towards the Bristol Channel is situated approximately four miles north of Junction 36 of the M4, making this an ideal retreat, yet still providing easy access via the M4 to both Cardiff and Swansea.

The property is entered into a large open plan kitchen/family space with tiled flooring, underfloor heating and large bifold doors across the rear offering indoor/outdoor living and views towards the Bristol Channel. The kitchen has been fitted with a contemporary range of base and eyelevel units with worktops over and island providing useful seating area. There are twin eyelevel ovens, sink

unit with swan neck mixer tap, integrated fridge/freezer and induction hob. There are French doors and windows to the rear and doorways to the sunroom, cinema room, cloakroom and utility room. The utility room has plumbing and space for two appliances, a range of built-in units and door flanked by window to the front. The sunroom has French doors overlooking the southerly facing rear garden. The cinema room has window to the side, downlights and tiled flooring. The lower floor of the property is heated via underfloor heating.

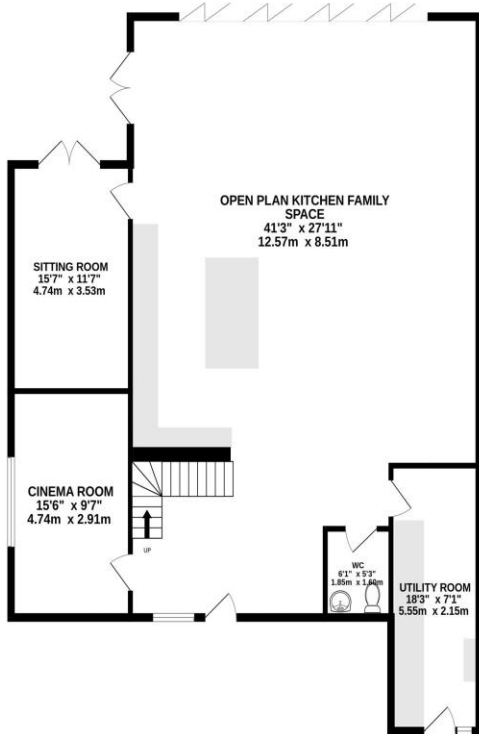
Upstairs to the first floor the landing gives access to all bedrooms and family bathroom. Bedrooms three and four are both generous double rooms. The third

bedroom benefits from French doors to a balcony with glass balustrade. The second bedroom is another well proportioned space with French doors onto a balcony. The master suite has a large vaulted ceiling with floor to ceiling windows, enjoying the beautiful views, sliding doors to a Juliet balcony and opening into a dressing room. The dressing room is a well proportioned space with doorway to an ensuite bathroom. The ensuite has been fitted with a five piece suite comprising of twin sink units, shower, roll top bath and close coupled WC.

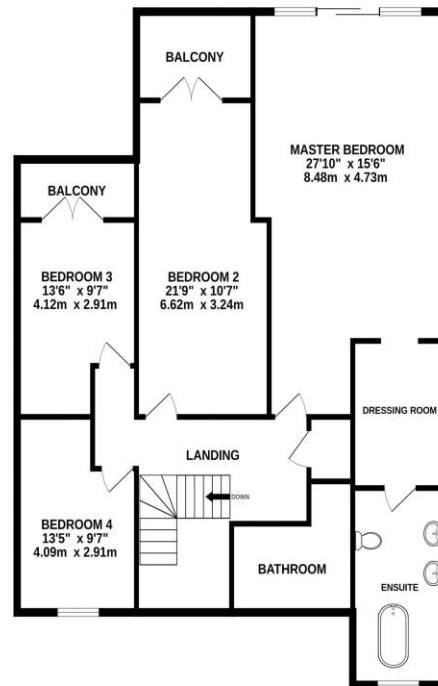
Outside to the front of the property is off-road parking area and a generously proportioned garden, ideal for a variety of uses or further development with the necessary planning permission. To the rear of the property is a southerly facing garden laid mostly to lawn with large patio area. The garden has beautiful rolling countryside views towards the Bristol Channel and North Devon.

Viewings on the property are highly recommend to appreciate the location and condition on offer.

GROUND FLOOR
1495 sq.ft. (138.9 sq.m.) approx.

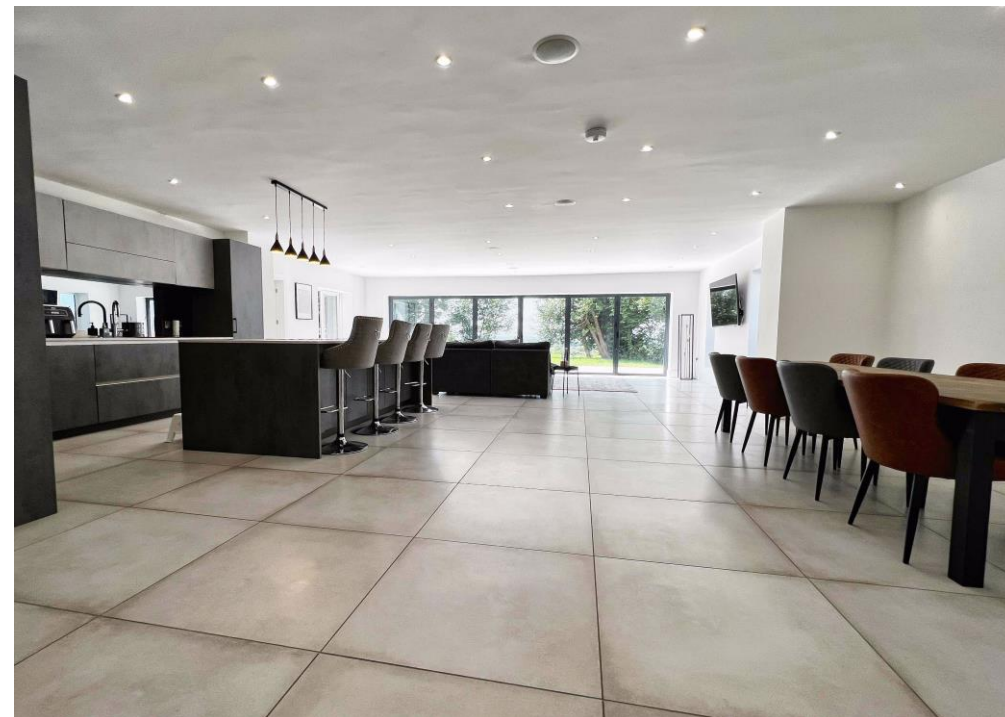


1ST FLOOR
1358 sq.ft. (126.2 sq.m.) approx.



TOTAL FLOOR AREA : 2853 sq.ft. (265.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronox 5/2023





Directions

From J36 of the M4, follow signs for Maesteg, proceed along the dual carriageway through two sets of lights and at the roundabout take the third exit. Continue along this road, go right at the traffic lights, follow this road for approximately 0.8 miles and turn into Penybryn Road follow this road for 1.7 miles and turn left onto Heol Glannant. From Heol Glannant take the second right onto Bryn Awel and an immediate left turning into Pen Y Mynydd. Follow the road for approximately 1 mile, taking the left hand turning where the property can be found on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating

Viewing strictly by
appointment through
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hrt Est. 1926



72423_1034_408 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
City House Bridgend CF31 1LH	Energy rating C	Valid until: 22 July 2033 Certificate number: 0266-2028-0230-2687-5655																																
Property type	Detached house																																	
Total floor area	285 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-energy-efficiency-standards-guidance).																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	C		55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-an-energy-certificate.service.gov.uk/energy-certificates/0266-2028-0230-2687-5655/home>

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



