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Penlline Villa 7  
Hawthorn Drive  
Coychurch,  
Bridgend,  
CF35 5ER

## Penlline Villa 7 Hawthorn Drive

Asking price **£450,000**

Penlline Villa is a rare opportunity to own a unique and flexible family home in a peaceful Village setting, with excellent access to local amenities, schools, and transport links. Early viewing is highly recommended.

\*\* Check out the 360 virtual tour \*\*

Charming three/four bedroom detached cottage property

Located within the heart of the Village

Thoughtfully extended and modernised throughout

Stylish Sigma3 Masterclass kitchen with island & bespoke coffee station

Spacious lounge with Eco multi fuel fire

Versatile living accommodation

Off road parking for two vehicles





Located in the sought-after Village of Coychurch lies Penline Villa - a stunning three/four-bedroom detached character cottage. Reputed to date back circa 1900, this beautifully presented detached property has been thoughtfully extended and modernised throughout to blend traditional features with contemporary living. At the heart of the home is a stylish, open-plan kitchen/living area with island counter, bespoke coffee station and stylish bifold doors which open onto the rear garden. The generous lounge boasts an eco-friendly multi-fuel fire and elegant engineered oak flooring, creating a cosy yet refined atmosphere. There is a separate utility room and shower room. An additional ground floor room provides versatility, currently used as a sitting room but easily adaptable as a fourth bedroom or home office. Upstairs, the first floor comprises three well-proportioned bedrooms, all with built-in storage solutions and a family bathroom, completing the accommodation. Set behind a well-stocked front garden with wrought iron gates, the property benefits from off-road parking for two vehicles and a private rear courtyard garden.

The entrance door opens into a spacious open plan lounge with two sets of windows to the front, overlooking the garden. There is a central fireplace with alcoves to each side and an Eco multi fuel fire and Oak mantle. The staircase leads to the first floor with bespoke built in storage cupboards underneath. Engineered Oak flooring runs throughout the room to a door through to the kitchen. The kitchen/family room is a fantastic addition to the rear of the property with bi fold doors opening onto the courtyard garden beyond. The kitchen is filled with a matching range of matt anthracite base, wall and drawer units from the Sigma3 Masterclass Collection which prides itself on innovative storage to includes a personalised built in pantry cupboard and bespoke coffee station with wine cooler and display shelving. Integrated appliances include a full length tower fridge, full length freezer and dishwasher along with a high level micro/combination oven, fan assisted oven, warming drawer and an induction hob with built in extractor fan. A central island offers a range of pan drawers with built in spice storage and quartz work surfaces which continue throughout the kitchen. A skylight window lies above, allowing the natural light to pour through. Bluetooth speakers are inset into the ceiling providing a fully immersive surround system. LVT herringbone flooring. Doors lead to a utility room, ground floor shower room and the sitting room/bedroom four. The separate utility room is fitted with a complementary range of units and houses the washing machine and tumble dryer. There is a sink bowl sink unit and a wall hung Ideal Combi boiler.

The shower room is fitted with a contemporary three piece suite which includes a walk in shower cubicle, WC and vanity unit with wash hand basin. The walls are part tiled with the addition of exposed brick and tiled flooring. The reception room to the rear of the property is a versatile space which is currently used as a sitting room to enjoy the garden as it benefits from French doors opening out to the courtyard. There are fitted wardrobes providing plenty of hanging and storage space and a matching desk/dressing table, allowing the room to be used as a ground floor bedroom or idyllic home office.

The stairs to the first floor are carpeted along with the landing. A loft hatch allows access to the attic which is partially boarded and has a pull down ladder.

Bedroom one is situated at the front of the property with two windows to the front aspect. The double room has a range of Hammond fitted wardrobes with matching bedside tables, chest of drawers and finished with fitted carpet.

Bedroom two is also fitted with a range of wardrobes and matching chest of drawers with a window to the front. Bedroom three has a window overlooking the courtyard garden to the rear and offers built in storage and shelving along

with space for wardrobes. The family bathroom comprises a three piece suite of a panelled bath with rainfall shower over, WC and a vanity unit with wash hand basin. The walls are part tiled with a window to the rear, shaver point and tiled flooring.

The property is approached by a decorative chipping driveway allowing off road parking for two vehicles. The front garden is laid to lawn and surrounded by well stocked borders, a brick boundary wall and wrought iron gates. A side gate allows access to the rear and a brick built outbuilding which benefits from power and light.

The beautiful rear courtyard garden is laid with a porcelain tiled floor and offers an L shaped raised planter filled with flowers and shrubs. The courtyard is a secluded sun trap with outdoor power and lighting.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band E  
EPC Rating D

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

## Directions

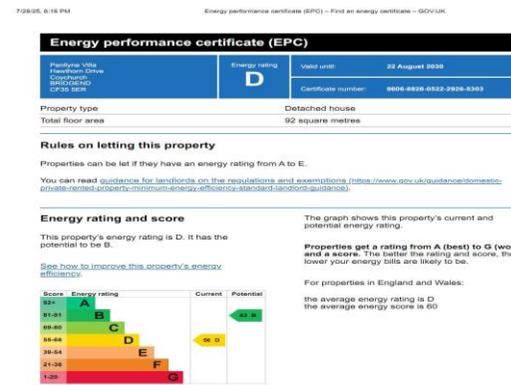
Viewing strictly by appointment through Herbert R Thomas

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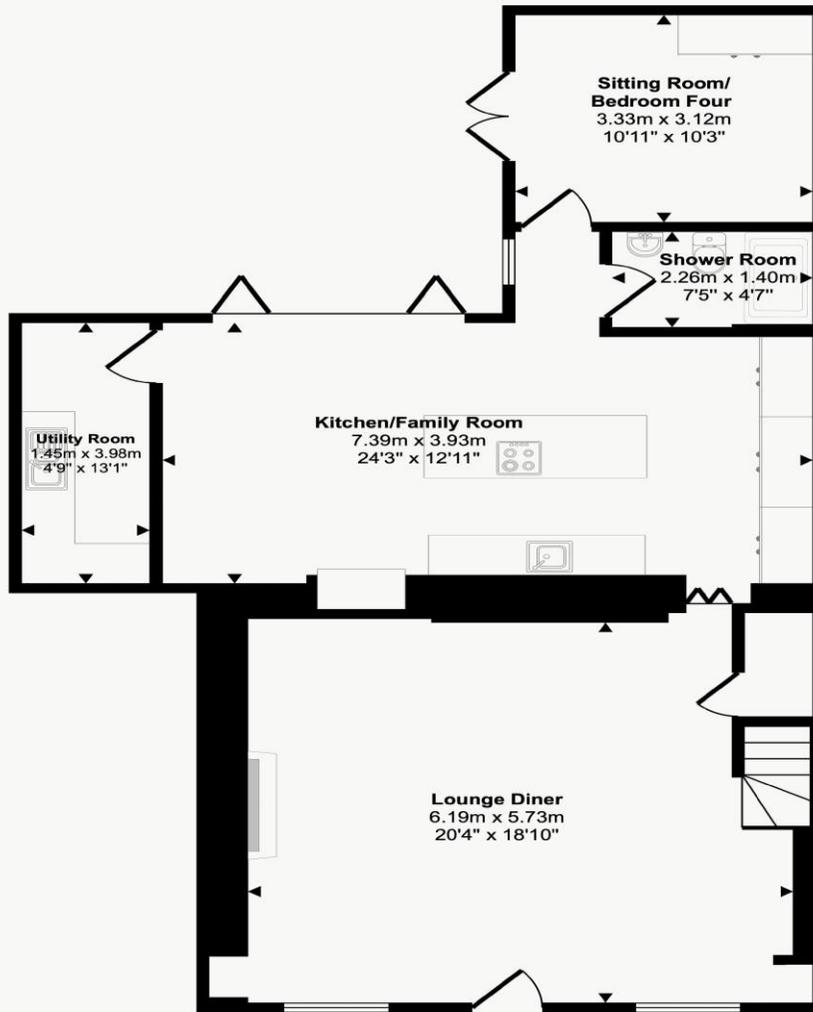
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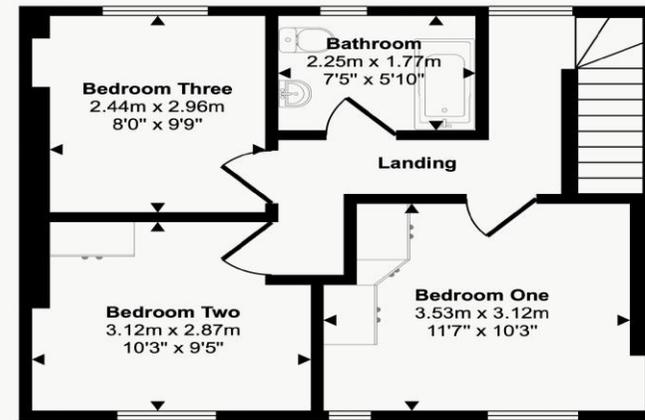
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Approx Gross Internal Area  
136 sq m / 1461 sq ft



Ground Floor  
Approx 94 sq m / 1013 sq ft



First Floor  
Approx 42 sq m / 448 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

