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Pyllau House

Coytrahen,

Bridgend,

CF32 0DH

Pyllau House

Asking price **£400,000**

Guide price £400,000 - £425,000. Situated on the periphery of Coytrahen village within a 10 minute drive from Junction 36 of the M4 is this three bedroom characterful cottage in a picturesque location on an elevated position overlooking an acre of its grounds and backs on to the Llynfi River.

Character cottage with an acre of grounds on a Riverside setting

Semi-rural location

Three double bedrooms

Close proximity to Junction 36 of the M4

Land divided into landscape grounds and utility areas for livestock and planting

Outbuildings with future potential

Viewings highly recommended





This picturesque and characterful detached three bedroom cottage set overlooking an acre of its own grounds and backs onto the Llynfi River with stunning views beyond, located on the periphery of Coytrahen village with close proximity to Junction 36 of the M4.

From the rear of the property entering into the kitchen/diner which has floor to ceiling aluminium windows which maximises the rural views overlooking the grounds and river beyond. The kitchen area has been fitted with a matching range of shaker style base and eyelevel units with butchers block worktop space over, built-in oven, four ring gas hob with complimentary extractor fan over, integrated fridge, freezer, dishwasher and space and plumbing for two appliances in a concealed cupboard. Laid to oak flooring, plenty of space for a dining area, exposed stonewalling, door out to the balcony area with steps leading down to the garden and further doorways through to the downstairs cloakroom and the sitting room.

The sitting room has a door flanked by windows with rear garden views and leading to the balcony area.

The cloakroom has been fitted with a two-piece suite comprising: WC and wash hand basin. The lounge has a large exposed stone fireplace which houses the woodburning fire on a slate hearth. There is a staircase rising to the first floor landing, PVCu double glazed window to the front and doorway through to the second reception room. The second reception room has a PVCu double glazed window to the front and an archway leading through to the kitchen/diner.

To the first floor landing there is a loft inspection point with pulldown ladder and doorways leading to all three bedrooms and bathroom.

The bathroom has been fitted with a four-piece suite comprising; freestanding double ended roll top bath, corner shower cubicle, wash hand basin and WC. There are recessed spotlights, tiled wet areas, oak flooring and a windows to the rear. Bedroom one is a generous double room, laid to carpet and a PVCu double glazed window to the front. Bedroom two is a double room, laid to carpet, built-in storage cupboard housing the gas combi boiler and a PVCu double glazed window to the front. Bedroom three is a further double bedroom, laid to carpet, built-in wardrobes and a PVCu double glazed window to the rear.

The front of the property is accessed off the pavement into a PVCu door. To the side of the property is gated access to a generous block paved and gravel parking area providing off-road parking. To the rear of the property is an approximate acre of grounds running alongside the Llynfi River known for its trout and salmon fishing. The land has been divided up into stunning landscape gardens with timber decked seating areas and has a timber built log cabin with power, heating, WiFi and a WC, it is currently being used as a home office with further potential to be used as a holiday let. The land has been divided into areas for both livestock and planting and leads down to a private stone beach.

Viewings on the property are highly recommended to appreciate this unique property and its many charms it has to offer.





Directions

From Junction 36, follow the A4063 North following the signposts for Maesteg. At the first roundabout turn right and follow the road round to the set of traffic lights. Head straight through the lights and under the railway bridge and continue on Maesteg Road for approximately 6 miles until you come to Coytrahen village, where the property will be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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3182L 4.53 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
Pyllau House Coytrahen, AMMOCWAP CF32 6DH	Energy rating D	Valid until: 28 February 2034 Certificate number: 2190-7873-9822-4300-3975
Property type	Detached house	
Total floor area	102 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/somebody-lets-a-property-minimum-energy-efficiency-standards-landlord-guidance) <https://www.gov.uk/guidance/somebody-lets-a-property-minimum-energy-efficiency-standards-landlord-guidance>

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is D. It has the potential to be B.

[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.

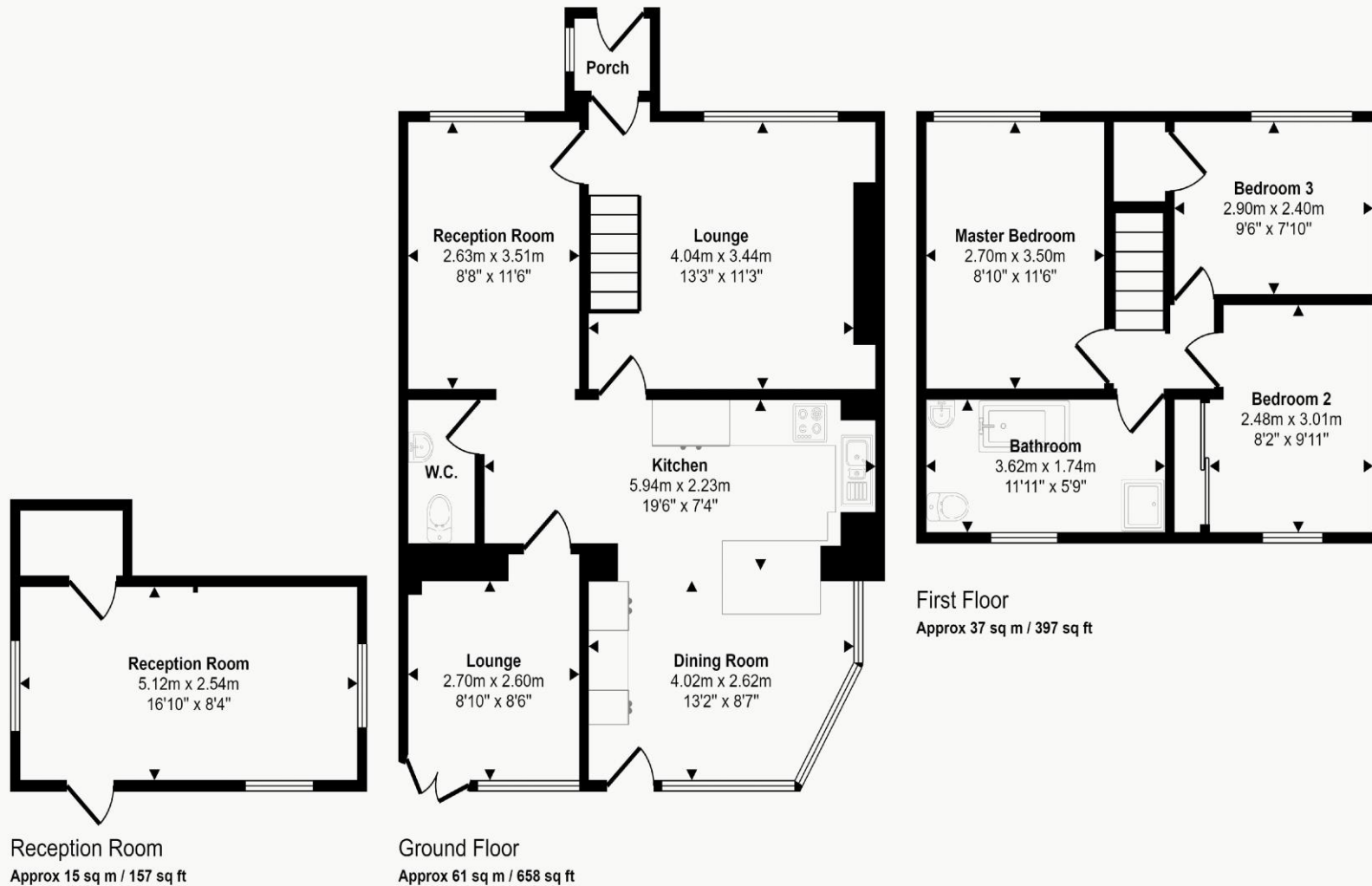
For properties in England and Wales: the average energy rating is D the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	43	
39-54	E		
21-38	F		
1-20	G		

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.



Approx Gross Internal Area
113 sq m / 1212 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.

