



Tir Y Dail St. Mary Hill, Pencoed, Bridgend
County. CF35 5BY

Guide Price
£975,000

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Unique five bedroom modern country home that could be adapted for multi generational living and can be easily divided into two dwellings and set within 1.83 acres of beautiful RESIDENTIAL LAND which includes equestrian facilities, FISHING RIGHTS a large garden and paddock. The property benefits from five good size bedrooms, two reception rooms, fabulous open plan kitchen/living/dining area, two bathrooms, shower room, downstairs w.c. utility, further kitchen and study. Beautifully maintained garden and ample off road parking NO ONGOING CHAIN.

Guide Price £975,000 - Freehold

- Impressive five bedroom detached house, NO CHAIN
- Sought after semi-rural location, FISHING RIGHTS
- Open plan kitchen/lounge/diner
- Two bathrooms, shower room and downstairs w.c.



DESCRIPTION

Introducing this impressive five bedroom detached property situated in a sought after semi-rural location but with excellent access to the M4 at Junction 35 and the mainline train network at nearby Pencoed. Tir Y Dail offers flexible accommodation as either a 5 bedroom detached house with one downstairs bedroom and shower room, or 2 separate dwellings, one being a 3 bedroom and an adjoining 2 bedroom annexe. The annexe has its own kitchen / breakfast room and utility area.

The main kitchen has a large living / dining area with fantastic natural light and access directly to the private patio area overlooking the paddock. There is ample driveway parking to the front and Tir Y Dail has a 'right of access' over the lane leading to the stables to the rear. The stables and barns offer excellent potential to revive the equestrian facility.

ENTRANCE HALL/DINING AREA (22' 0" x 12' 2") or (6.70m x 3.70m)

Via double composite doors into the entrance hall/dining room/games room. PVCu double glazed full height door leading out to the rear garden and finished with emulsioned and coved ceiling with exposed mock beam, central chandelier, emulsioned walls, skirting and solid oak floor. Feature mock fireplace with oak mantel. Door through to hallway and arch through to separate hallway.

HALL

Emulsioned and coved ceiling, central ceiling rose, chandelier, emulsioned walls, skirting and solid oak floor. Floor to ceiling large picture PVCu double glazed window. Stairs to the first floor. Under stairs storage. Door through to reception room.

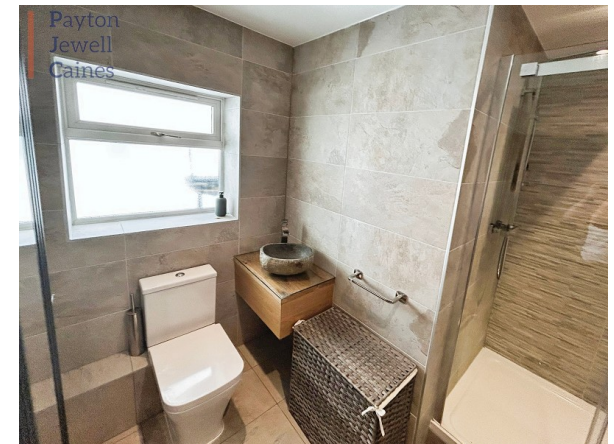
OPEN PLAN KITCHEN/DINER/LIVING (12' 10" x 19' 0") or (3.90m x 5.80m)

T shaped open plan kitchen/diner/living.

Fabulous views overlooking fields, stables and the rear garden via PVCu double glazed window and finished with emulsioned and coved ceiling, recessed LED spot lights, chandelier, emulsioned walls, skirting and wood effect ceramic tiled floor. A range of base and wall mounted units in white with bronze handles and a complementary roll top granite work surface. Inset sink with swan neck instant hot water tap and moulded drainer with splash back plinth. Integrated induction hob with built in extractor hood and glass splash back. Glass display cabinets. Two waist height BOSCH electric cookers with warming tray and integral full height fridge. Central island with inset circular sink with mixer tap and modern vertical radiator. Access into the boot room.

KITCHEN/BREAKFAST ROOM (16' 7" x 11' 10") or (5.05m x 3.60m)

Dual aspect natural light via PVCu double glazed windows to the side and the rear both with fitted blinds and finished with emulsioned ceiling with two sets of spot lights, emulsioned walls, skirting and wood effect vinyl flooring. A range of base and wall mounted kitchen units with a roll top work surface and ceramic tiles to the splash back housing an inset one and half basin sink with mixer tap and drainer. Double waist height integrated oven with food warmer and integrated ceramic hob and built in extractor hood. Part glazed PVCu door leading to the utility room.



UTILITY ROOM

Polycarbonate lean to roof, PVCu double glazed window, full height frosted PVCu door and vinyl flooring. Plumbing for automatic washing machine, space for tumble and door leading to the outside.

BAR AREA

Part glazed PVCu door leading to the side with central light fitting, emulsioned and coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. Integrated fridge/freezer with built in DRY BAR. Door leading to the w.c.

W.C.

PVCu frosted glazed window to the rear, light fitting, emulsioned and coved ceiling, wall mounted extractor, full height ceramic tiles to the wall and to the floor. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and vanity unit. Wall mounted heated chrome towel rail.

RECEPTION 2 / HOME OFFICE (11' 6" x 9' 10") or (3.50m x 3.0m)

Overlooking the front via PVCu double glazed window with fitted shutters and finished with emulsioned and coved ceiling, central chandelier, emulsioned walls, radiator, skirting and fitted carpet. Door through to the open plan kitchen/living/dining.

SECOND HALL

Under stairs fitted storage cupboard, PVCu double glazed full height picture window to the front, stairs with fitted carpet and modern glazed and oak balustrade to the first floor.

SHOWER ROOM

PVCu frosted glazed window to the rear, ceiling mounted extractor, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite comprising w.c. large walk in shower with fully glazed doors housing a plumbed shower with hand attachment and rainwater head and a counter top basin with chrome water fall tap. Wall mounted heated chrome towel rail incorporating a central mirror.

LOUNGE/DINER (29' 6" x 11' 6") or (9.00m x 3.50m)

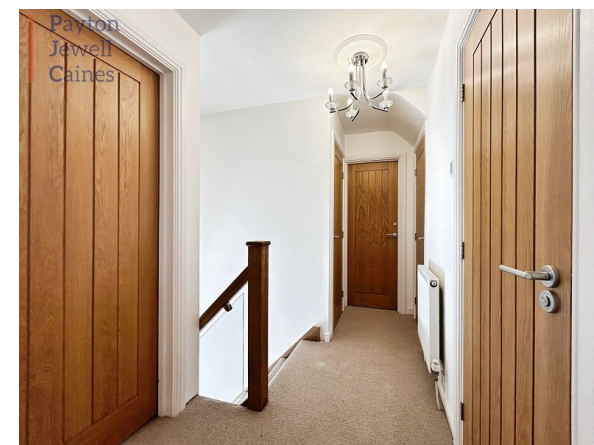
Triple aspect natural light via PVCu double glazed window to the front with fitted shutters, PVCu double glazed French doors leading out to the rear and PVCu French doors to the side with side glazed panels and two further PVCu double glazed sash style windows. Finished with emulsioned and coved ceiling, two matching ceiling roses with chandeliers, emulsioned walls, skirting and ceramic tiled flooring. Ample space for living and dining room furniture.

LANDING

Via stairs with fitted carpet and modern glazed and oak finished balustrade. Emulsioned ceiling with central ceiling rose and light fitting, emulsioned walls, skirting and fitted carpet. Two fitted storage areas.

FAMILY BATHROOM

PVCu double glazed window overlooking the rear, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome waterfall tap with vanity unit below and p shaped bath with chrome waterfall tap and over bath plumbed shower and side glazed screen. Wall mounted heated chrome towel rail and wall lights.



MASTER BEDROOM (16' 5" x 11' 10") or (5.0m x 3.60m)

Dual aspect natural light via PVCu double glazed windows overlooking the front and the side of the property boasting views of the river and the flowing fields. Fitted shutters. Finished with emulsioned ceiling, central chandelier, emulsioned walls, skirting and fitted carpet. Floor to ceiling fitted storage including wardrobes, chest of drawers and bedside tables. Door leading into loft eaves storage.

DRESSING ROOM (9' 6" x 11' 6") or (2.90m x 3.50m)

Overlooking the rear via PVCu double glazed picture window and finished with emulsioned ceiling, central ceiling rose and light fitting, emulsioned walls, skirting and fitted carpet. Two fitted storage cupboards with hanging rails and shelving. Doorway through to bedroom one.

BEDROOM 2 (13' 1" x 8' 8") or (4.0m x 2.65m)

Overlooking the front via PVCu double glazed window with views of the river, and surrounding countryside. Fitted shutters and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Storage into the eaves, wall to wall floor to ceiling fitted storage/wardrobes with additional bedside tables with access to both bathrooms.

BEDROOM 3 (9' 0" x 10' 2") or (2.75m x 3.10m)

Double glazed velux skylight with fitted blind, emulsioned ceiling with light fitting, emulsioned walls, skirting and fitted carpet. Two fitted storage cupboards with hanging rails and shelving. Doorway leading to the second hallway.

BEDROOM 4 (11' 10" x 11' 10") or (3.60m x 3.60m)

Dual aspect natural light via PVCu double glazed windows overlooking the the river both with fitted shutters and finished with emulsioned ceiling with central light fitting, emulsioned walls, skirting and fitted carpet. Two fitted storage cupboards with hanging rails.

SECOND LANDING

Access to loft storage, emulsioned ceiling and walls, central light fitting, skirting, fitted carpet, PVCu double glazed window with fitted shutters overlooking the front and door leading into the shower room.

SHOWER ROOM

Double glazed velux skylight, central light fitting, emulsioned ceiling, ceramic tiles to the walls and to the floor and radiator. Three piece suite in white comprising w.c. wash hand basin and separate shower cubicle with concertina glazed doors housing a wall mounted electric shower.

OUTSIDE


2nd floor accomodation Enclosed wrap around garden laid to chipped stone, patio and artificial grass, oil tank to the side, fitted cupboard housing the oil fired boiler (to be confirmed) outside tap and lovely patio area ideal for outside dining with fire pit and wrought iron gated access to the front of the property. Driveway laid to chipped stone with mature trees and shrubs to the side.

To the rear of the property is the enclosed field,
10 horse Stables block with electric,
4 stables with full heating, water, kitchen and toilet. Menage also available.

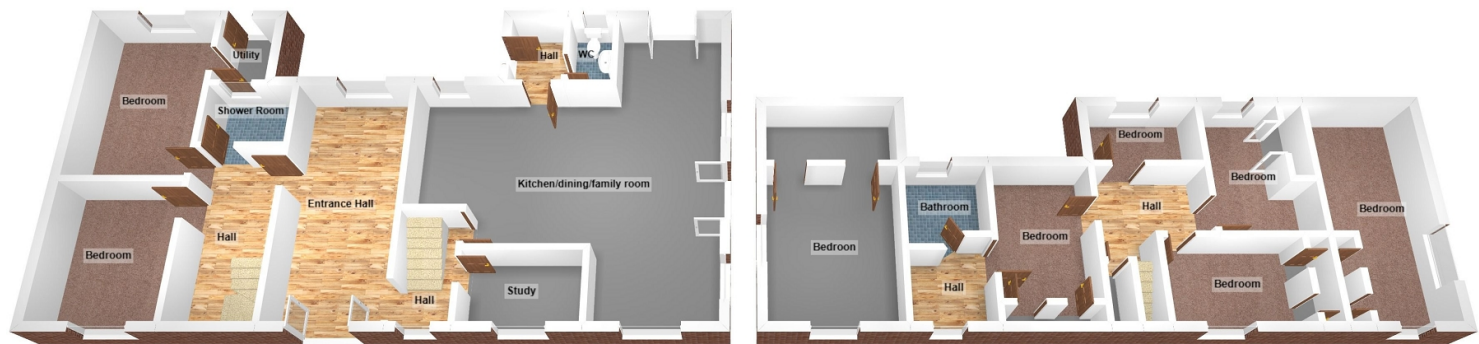


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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