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**MR HOMES**  
SALES & LETTINGS



Bryntirion Hill  
Bridgend, Vale of Glamorgan  
CF31 4DA

Offers Over £799,999  
Freehold

# Bryntirion Hill, Bridgend, Vale of Glamorgan, CF31 4DA

- NO CHAIN
- ~4,000 SQ FT INTERNAL FLOORSPACE
- TEN BEDROOMS (SIX ENSUITE)
- SUBSTANTIAL BLOCK-PAVED DRIVEWAY
- SOUTH-WEST FACING LAWNED GARDEN
- VAST RECEPTION ROOM (OVER 30 FT/9M LONG)
- MODERN KITCHEN
- PLANNING PERMISSION GRANTED
- GAS CENTRAL HEATING & DOUBLE GLAZING



**NO CHAIN - SUBSTANTIAL ~4,000 sq ft DETACHED PROPERTY - PLANNING PERMISSION GRANTED** (Bridgend County Borough Council, Planning Reference: P/07/402/FUL) - **TEN BEDROOMS (SIX ENSUITE) - STUNNING RECEPTION ROOM - MODERN KITCHEN - LARGE SOUTH-WEST FACING FRONT GARDEN - BLOCK-PAVED DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES – FREEHOLD**

**MR HOMES** are delighted to be representing our clients in bringing to market with **NO ONGOING CHAIN** *Parc Lodge*, a substantial detached property situated on one of Bridgend's most prestigious addresses. Be wowed by this property's grand entrance hall and galleried landing, and impress your family and guests even further with the vast proportions of the dual aspect main reception room with a luxurious fireplace as its fabulous focal point. The property has been in its current ownership for over twenty years and is currently operated as a successful Guest House; the owners are deciding to sell with a view to undertaking their retirement. Because of its size and the sheer quantity of ensuite bathrooms, the property has enormous potential, either as a vast family home, to continue in its current guise as a guest house or for conversion into another type of commercial venture (subject to all the usual consents).

**Tenure: Freehold**

**EPC: TBC**

**Council Tax Band: E**

**Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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**Outside Front/Garden**

Bordered by a high wall with double entrance gates; large block paved driveway providing parking for numerous vehicles; to the south-west corner of the plot is a large garden area laid to lawn.

**Entrance Hall**

12' 3" x 15' 2" (3.73m x 4.62m)

**Living Room**

30' 5" x 15' 0" (9.26m x 4.57m)

**Downstairs WC**

5' 2" x 6' 5" (1.57m x 1.95m)

**Kitchen**

13' 2" x 15' 1" (4.01m x 4.59m)

**Bedroom 7**

12' 1" x 12' 1" (3.68m x 3.68m)

**Ensuite**

10' 9" x 2' 6" (3.27m x 0.76m)

**Bedroom 8**

11' 4" x 12' 3" (3.45m x 3.73m)

**Bedroom 9**

12' 11" x 9' 6" (3.93m x 2.89m)

**Ensuite**

9' 5" x 4' 8" MAX (2.87m x 1.42m)

**Utility Room**

4' 5" x 7' 3" (1.35m x 2.21m)

**Shower Room**

7' 9" x 7' 4" (2.36m x 2.23m)

**Play Room**

9' 5" x 12' 6" (2.87m x 3.81m)

**Bedroom 10**

8' 2" x 14' 0" (2.49m x 4.26m)

**Boiler Room**

5' 2" x 8' 8" (1.57m x 2.64m)

**Galleried Landing**

12' 2" x 18' 6" (3.71m x 5.63m)

**Primary Bedroom**

20' 10" x 14' 11" PLUS STORAGE (6.35m x 4.54m)

**Ensuite**

9' 1" x 15' 0" (2.77m x 4.57m)

**Bedroom 2**

11' 9" MIN x 14' 6" MAX (3.58m x 4.42m)

**Ensuite**

6' 2" x 7' 6" (1.88m x 2.28m)

**Bedroom 3**

12' 11" x 12' 2" PLUS STORAGE (3.93m x 3.71m)

**Bedroom 4**

10' 10" x 14' 4" (3.30m x 4.37m)

**Ensuite**

6' 3" x 7' 4" (1.90m x 2.23m)

**Bedroom 5**

12' 7" x 12' 0" (3.83m x 3.65m)

**Ensuite**

6' 1" x 5' 8" (1.85m x 1.73m)

**Bedroom 6**

12' 11" x 11' 80" (3.93m x 3.55m)

**Family Bathroom**

12' 11" x 10' 5" (3.93m x 3.17m)

**Rear Garden**

Patio area laid with paving slabs; rear section covered with bark chippings; stone chippings to area accessed via Living Room; timber gates open to steps to lower seating area laid with paving slabs





Floor 0



Floor 1

Approximate total area: 3,924.64 ft<sup>2</sup> / 364.61 m<sup>2</sup>  
 Reduced headroom: 27.17 ft<sup>2</sup> / 2.52 m<sup>2</sup>  
 Reduced headroom: - - - - - Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
 This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## CARDIFF & THE VALE

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