



15 Llys Yr Onnen, Coity,
Bridgend, CF35 6FA

WATTS & MORGAN 160 YEARS



15 Llys Yr Onnen

Coity, Bridgend, CF35 6FA

£419,950 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A Substantial Five Bedroom Detached Property Situated In An Envidable Position Off Heol Spencer In the Village Of Coity. The Property Briefly Comprises; Entrance Hall, W/C, Lounge, Kitchen/Breakfast Room, Utility Room, Sitting Room, Conservatory; First Floor Landing, Master Bedroom With En-Suite Shower Room, Two Further Bedrooms & A Family Bathroom, Second Floor Landing, Two Further Double Bedrooms & A Shared En-Suite Shower Room. Externally Enjoying a Double Garage & Driveway, Rear Landscaped Garden With Patio & Sun Terrace. EPC Rating; 'B'.

- Bridgend Town Centre 2.3 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 0.9 miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a partially glazed composite door into a generously sized entrance hallway with half turn staircase, understairs storage cupboard and high gloss porcelain floor tiles.

The WC offers continuation of porcelain high gloss floor tiles and has been fitted with a two piece white suite comprising WC and sink, tiled to dado level, uPVC window to front, recessed spotlighting, extractor fan, wall mounted consumer unit and burglar alarm.

The Lounge is a spacious reception room with uPVC window to front elevation and French doors provide access to the conservatory. A central electric fire place with marble hearth and surround and carpeted flooring.

The Sitting Room provides a uPVC window to front elevation, carpeted flooring and ample space for free standing furniture.

The kitchen has been comprehensively fitted with cream high gloss wall and base units with roll top laminate work surfaces and upstands, tiled splashback. Integral 'AEG' appliances to remain include; electric oven, 5 ring gas hob and extractor fan above, dishwasher & fridge freezer. Continuation of porcelain high gloss floor tiles, uPVC window to rear elevation and uPVC French doors providing access to the rear of the property. Further offering a central island with breakfast bar, wine rack and additional base units. The 'Logic' combination boiler is housed within a kitchen cupboard. Space is provided for breakfast table and chairs.

The utility room has been fitted with base units offering availability for plumbing and drying facilities, tiled splashback and continuation of porcelain high gloss floor tiles.

The Dining Room/Conservatory is of uPVC construction with French doors providing access to the rear garden, self cleaning roof, continuation of porcelain high gloss floor tiles, and offers an electric storage heater.

FIRST FLOOR

The first floor landing provides a uPVC window to front elevation with all doors leading off into:

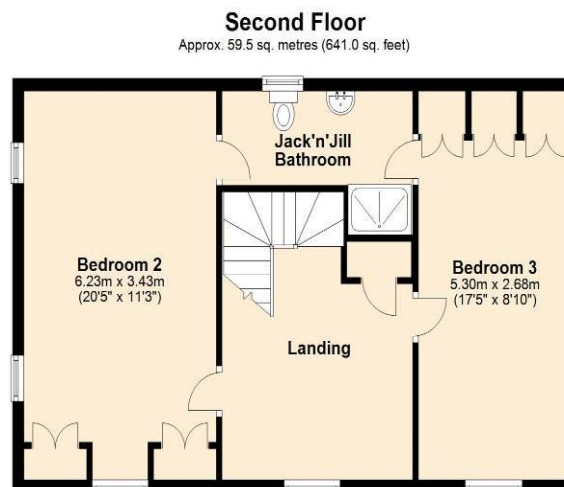
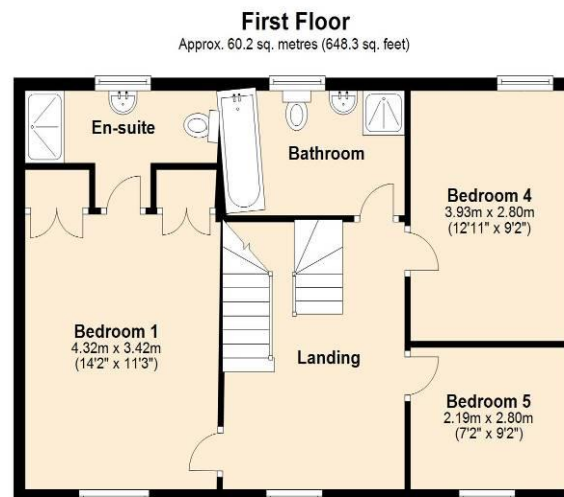
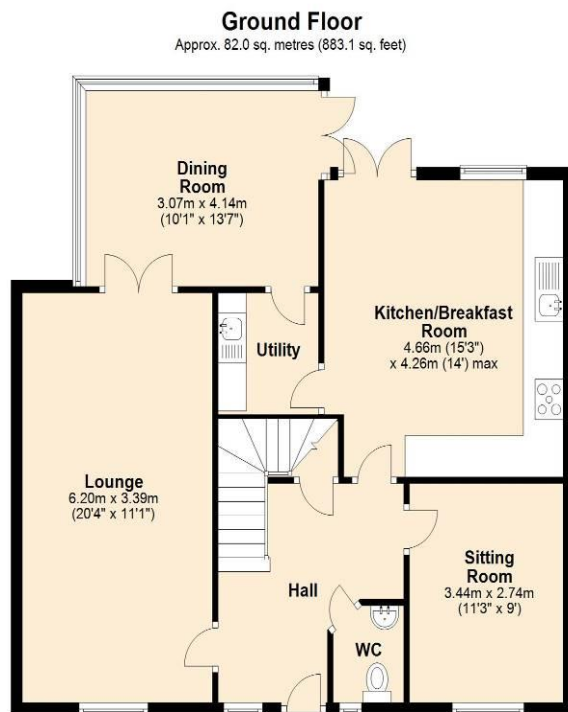
A luxurious master suite offers a uPVC window to front elevation, built-in dual wardrobes, fitted carpet, ample space for free standing bedroom furniture and a courtesy door leads into an Ensuite Shower Room providing a three piece white suite comprising WC, pedestal sink and enclosed double shower cubicle. Further presenting partially tiled walls, uPVC window to rear elevation and laminate flooring.

Bedroom Two - a spacious double bedroom - with uPVC window to rear elevation and fitted carpet.

Bedroom Three - the smallest of the five bedrooms - but comfortably accommodating a single bed with furniture.

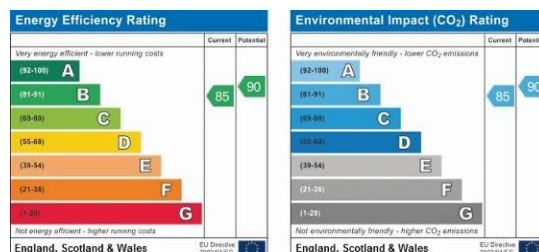
The Family Bathroom has been fitted with a contemporary 4 piece white suite comprising; WC, pedestal sink, panelled bath and shower, offering partially tiled walls, uPVC to rear, recessed spotlighting, wall mounted chrome towel radiator, vinyl flooring and modern inset mirrored wall.





Total area: approx. 201.8 sq. metres (2172.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

SECOND FLOOR

Accessed via half turn staircase, the second floor landing has a uPVC window to front elevation enjoying extensive views towards the Bristol Channel, loft hatch, built-in cupboard housing hot water cylinder and all doors lead off. Bedrooms Four and Five - both sizable double bedrooms with uPVC windows to side and front elevations, built-in double wardrobes, carpeted flooring and lead into:

A Jack & Jill Ensuite Shower Room fitted with a three piece white suite comprising WC, pedestal sink and walk-in shower cubicle, and offering vinyl flooring, Velux window, recessed spotlighting and partially tiled walls with inset mirror.

GARDENS AND GROUNDS

15 Llys Yr Onnen is approached off Heol Spencer offering exclusivity within the development, Accessed via a private tarmac road onto a tarmac driveway with double garage beyond. The drive offers generous parking while to the front of the property is a forecourt style garden and verge beyond with stone wall and high rise hedgerow.

Accessed via a pedestrian timber gate is the rear garden, westerly facing, the garden enjoys sunny aspects and has been beautifully landscaped. The garden is predominantly lawned with paved areas and gravelled borders. The garden benefits from a sun terrace with electrical outdoor sockets and mounted outdoor garden heater. To the centre of the lawn is a raised flower bed with mature shrubs, trees and plants. The garden provides pedestrian access to the double garage with pull down ladder to partially bordered raft storage. The garage has two manual up and over doors, full electric supply and lighting.

SERVICES AND TENURE

All mains connected. Full Security Alarm with electrical fob. Freehold.

ESTATE AGENTS ACT 1979

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is related to a member of staff at Watts & Morgan LLP.





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