



Pyllau House
Coytrahen, Bridgend County Borough, CF32 0DH

Watts
& Morgan



Pyllau House

Coytrahen, Bridgend County Borough, CF32
ODH

£400,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A unique opportunity to acquire this characterful three bedroom detached cottage with an acre of land and separate office in a lovely riverside setting. The property offers 3 reception rooms with potential of using one as a 4th bedroom. The property is believed to date back to the 18th Century and has been wonderfully extended over the years. A lot of the original character has been retained, yet the convenience of modern appliances with a stunning open-plan kitchen/dining room with floor to ceiling windows offering beautiful views to the rear. Situated in the small village of Coytrahen in a semi-rural location but just a short drive from multiple shops, schools and close to both Bridgend Town Centre and Junction 36 of the M4 Motorway. Accommodation briefly comprises; entrance hallway, living room, sitting room with potential for a fourth bedroom, sunroom, kitchen/dining room and WC/cloakroom. First floor, 3 double bedrooms and a 4-piece family bathroom. Externally the property sits on an acre of land backing onto the Llynfi River with an enclosed block paved driveway with off-road parking for multiple vehicles, large garage, store, landscaped grounds with decked areas, log cabin with services connected ideal for an office or holiday let. EPC Rating; 'D'.

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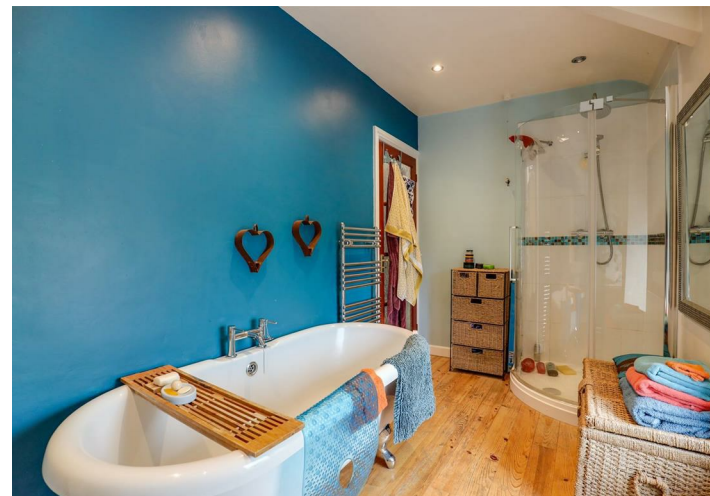




Summary of Accommodation

Ground Floor

Accessed into an entrance porchway with a courtesy door into the first living room. A welcoming reception room with exposed stone chimney and wood burner fitted on a slate hearth. Staircase leads up to the first floor and a door provides access to the rear. To the rear of the property is the open-plan kitchen/dining room. A wonderful light room with floor to ceiling aluminium windows with beautiful views over the garden and the river behind. The kitchen has been comprehensively fitted with a range of coordinating shaker style wall and base units with butchers block wood surfaces over. Integral appliances to remain include; 4-ring gas hob, oven, grill and coordinating extractor fan with integral fridge/freezer and dishwasher. Space and plumbing is provided for two appliances within one of the cupboards. The kitchen/dining room offers oak flooring ample space for a dining table and a fully glazed door out on to raised balcony area with steps leading down to the rear garden. The WC/cloakroom is fitted with a 2-piece suite comprising of a WC and wash hand basin. Access into two further reception rooms. The sitting room is a great sized versatile reception room with windows to the front and carpeted flooring, this room has potential to be used as fourth bedroom. The sun room is a wonderful addition as a third reception room with windows over-looking the rear garden and a fully glazed door leading out onto a raised balcony area with beautiful views over the garden and river beyond.

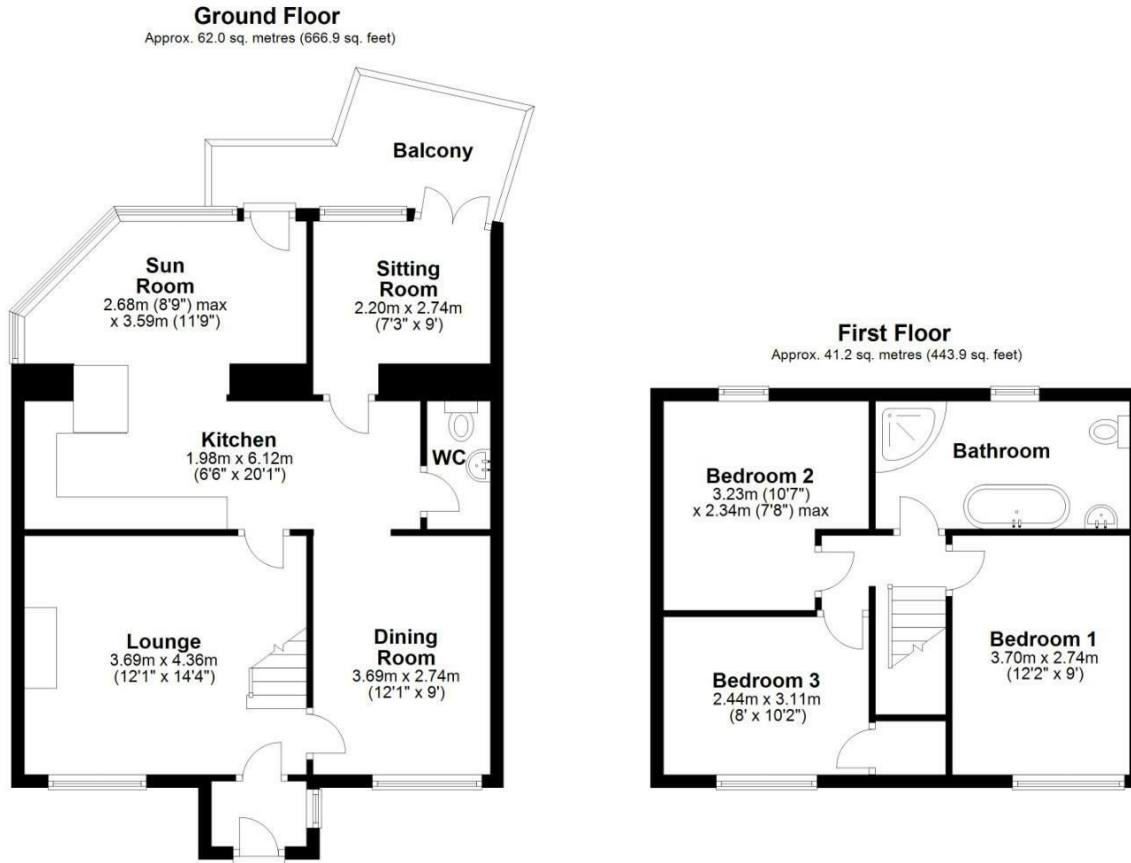


First Floor

The first floor landing offers carpeted flooring and access to the spacious loft hatch with pull-down ladder attached. Bedroom one is a generous size double bedroom with exposed wood flooring and windows to the front. Bedroom two is a further good size double bedroom with carpeted flooring, windows to the front and a built-in storage cupboard housing the gas combi boiler. Bedroom three is a further double bedroom with built-in wardrobes, carpeted flooring and windows to the rear. The bathroom is fitted with a 4-piece suite comprising of a freestanding double ended roll top bathtub, corner shower cubicle, WC and wash hand basin. Features oak flooring, recessed spotlighting, tiled wet areas and windows to the rear.

Garden & Grounds

Pyllau House is approached off Maesteg road with private gates opening out into a spacious block paved driveway with off-road parking for numerous vehicles wrapping around to a further section laid with stone chippings. Electric roller shutter door leads into the garage space spanning the width of the property, with huge potential to be converted into further living space. Steps lead up to a further outdoor store. The property sits on an acre of land with a beautiful landscaped garden section with raised decked areas with separate hot tub ,outdoor summer house, green house with beautiful views and leading down to the Llynfi river which runs along the bottom of the garden. There is a bespoke built timber framed log cabin with power supply -perfect for home office/business use. The log cabin offers carpeted flooring, windows overlooking the garden and a door providing access into a large built-in storage room and a cloakroom fitted with a WC and wash hand basin. The cabin has been fully serviced with the potential to use as a holiday let and offers space to put a shower or sauna in. A large section of the land offers tall woodland and is accessed through fencing with the Llynfi river with wild Trout flowing along side the land leading down to a private stone beach on the grounds.



Total area: approx. 103.2 sq. metres (1110.8 sq. feet)

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

Additional Information

Freehold. All mains services connected. EPC Rating; 'D'.
Council Tax is Band "D"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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