



Ael Y Bryn, Cwمبرri
Bridgend, CF35 6BT

Watts
& Morgan



Ael Y Bryn, CwMBERRI

Coity, Bridgend CF35 6BT

£450,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

GUIDE PRICE £450,000 - £475,000

New to the open market for the first time in approximately 70 years. A rare and unique opportunity to acquire this deceptively spacious 4 bedroomed semi-detached home. Situated on Coity common, adjacent to a brook with gentle waterfalls it enjoys open pastoral views and comes with Commoners grazing rights. The 'Edwardian' garden is approximately a quarter of an acre, is divided into various 'rooms' and is encircled by a 450 foot path. The property benefits from off road parking and a detached garage. Conveniently located just a short drive of Coity Village, Bridgend Town Centre and Junction 36 of the M4 Motorway.

This spacious accommodation comprises; entrance hall, study/bedroom 4, sitting room, lounge, kitchen/dining room, utility and shower room. First floor; 3 double bedrooms, 3-piece bathroom and a 3-piece shower room. Second floor; spacious loft room with storage.

Directions

* Bridgend - 3.5 Miles * Cardiff - 21.0 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered through a brick built porch into the hallway with original maple strip flooring and staircase up to the first floor. Features a built-in storage cupboard. To the front of the property is the study or potential fourth bedroom with windows over-looking the front and wood flooring.

The sitting room is a great sized second reception room with wood flooring and two sets of windows to the side.

The main living room/ dining room is a generous light and spacious family room with carpeted flooring, patio doors opening out onto the garden with beautiful views over the countryside and beyond, floor to ceiling windows to the rear and side and feature exposed fireplace set on a slate hearth with a marble surround.

The kitchen/ breakfast room room set in the orangery with a vaulted lantern ceiling benefitting from triple aspect windows over-looking the garden and French doors opening out to the garden. The kitchen has been fitted with a range of shaker style coordinating wall and base units and complementary work surfaces over. Appliances to remain include; 4-ring gas hob with oven, grill and extractor fan and integral dishwasher. Space is provided for a freestanding fridge/freezer. The kitchen/dining room also offers tiled splash-backs, recessed spotlighting and leads into a utility.

The utility offers tiled flooring, work surfaces and space and plumbing for two appliances. The ground floor shower suite is fitted with a 3-piece suite comprising of an open shower with glass screen, WC and wash hand basin. Features fully tiled walls and flooring and a door leading out to the side patio.

The first floor landing offers carpeted flooring. Bedroom one is a superb sized main bedroom with dual aspect large windows offering beautiful undisturbed views over the farmland. Further benefits from carpeted flooring and wall to wall fitted wardrobes.

Bedroom two is a further great sized double bedroom with carpeted flooring, fitted wardrobes and windows over-looking the front.

Bedroom three is a third double bedroom with carpeted flooring and windows to the side. The bathroom is fitted with a 3-piece suite comprising of a bathtub, WC and wash hand basin. Features fully tiled walls, vinyl flooring and a window over-looking the rear.

The separate shower room is fitted with a 3-piece suite comprising of a separate shower enclosure, WC and wash hand basin. Features tiled walls, vinyl flooring and a window to the rear.

Off the first floor landing, a door provides access where a staircase leads up to the loft room. The second floor loft room is a great sized room with potential to be used as a bedroom with two sets of Velux skylight windows and a large walk-in storage area with further storage in the eaves.

GARDENS AND GROUNDS

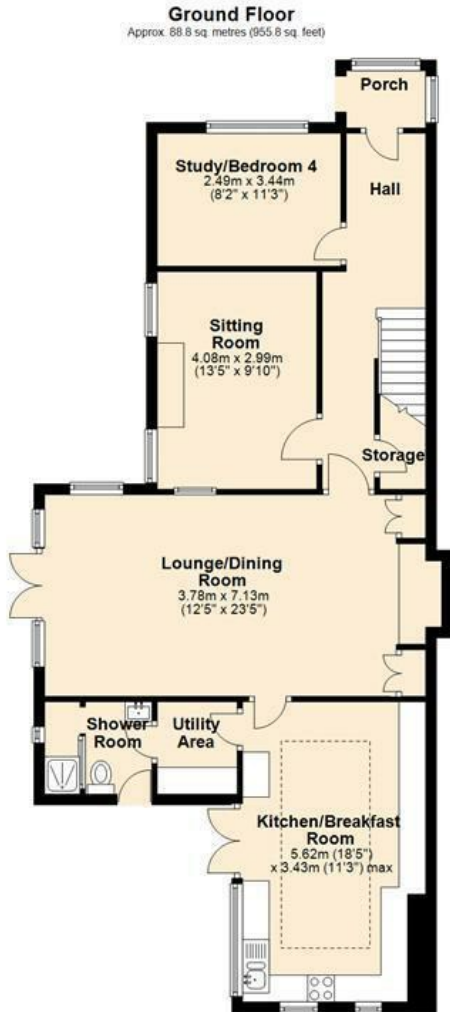
Approached off Cwmberrri, Ael Y Bryn is tucked away at the end of the road sat in a picturesque position over-looking common land to the front and side. The property benefits from off-road parking and a shared driveway leading down to private gates which open out to an enclosed garden. The property sits on a generous plot of maintained gardens with a range of planted borders, gravel areas, mature shrubs and flowers.

There is a spacious patio area, perfect for a hot tub and outdoor furniture and a paved pathway leads around the garden with beautiful views over the countryside and farmland beyond. The property backs onto a small flowing stream and a range of tall woodland. The property further benefits from a detached garage.

ADDITIONAL INFORMATION

Freehold. Mains connected, LPG gas, Biodisc fertilizer system. EPC Rating; 'F'. Council Tax is Band 'E'



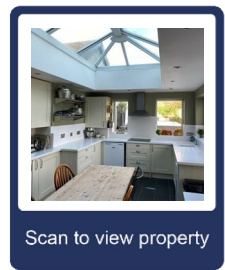


Total area: approx. 197.6 sq. metres (2126.5 sq. feet)
 All measurements are approximate and for display purposes only.
 Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	33	61
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**