



Nest Bungalow, Court Colman Road
Bridgend, CF31 4NF

Watts
& Morgan



Nest Bungalow, Court Colman

Road
Pen-Y-Fai, Bridgend CF31 4NF

£675,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

New to the market a substantial five-bedroom detached dormer bungalow in an idyllic semi-rural location on the outskirts of the popular village of Pen y Fai. Pen y Fai is conveniently situated just minutes from Junction 36 of the M4 Motorway and approximately 20 miles from the nearby cities of Cardiff and Swansea. This impressive property sits on a generous plot of landscaped grounds surrounded by beautiful countryside. Offering over 2000 sq. feet of spacious and flexible living accommodation. The property briefly comprises of; entrance porch, hallway, spacious lounge / dining room, main bedroom with en-suite shower room, two further double bedrooms, family bathroom, kitchen / breakfast room, utility, WC and a conservatory. First floor; double bedroom with en-suite shower room and a further double bedroom. Externally the property benefits from a gated private driveway with off road parking for numerous vehicles, single garage with electric door, landscaped grounds with generous lawned sections, spacious patio areas with imprinted concrete, summerhouse and bespoke Log cabin with power and internet connections.

Directions

* Bridgend - 2.6 Miles * J36 of the M4 - 2.1 Miles * Cardiff - 22.5 Miles * Swansea- 23.3 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance porch with adjacent glazed panels, carpeted flooring and windows to both sides. There is a large hallway with carpeted flooring, built in storage and access to the loft hatch. To the front of the property are Bedrooms two and three which are both great sized double rooms both offering angled bay windows to the front aspect. Bedroom two has fitted wardrobes and storage to two walls and bedroom three benefits from two built in wardrobes. The principal bedroom offers fitted carpets and a double built in wardrobe with a window to the side aspect. Bedroom one leads into an en-suite shower room fitted with a three-piece suite. The en-suite comprises of a corner shower cubicle, wash hand basin and a dual flush WC fitted in a vanity unit. The en-suite has carpeted flooring, tiling to the walls and a window to the rear. The lounge / dining room is a spacious light reception room offering fitted carpets, bay window to the front, two windows to the side and patio doors opening onto the side patio. The staircase leads up to the first-floor landing. The family bathroom has been fitted with a four-piece suite comprising of a panelled bath with mixer taps and freehand shower head, corner shower cubicle, WC and wash hand basin. The bathroom offers fitted carpets, tiled walls, ladder radiator and a window to the rear. The kitchen / breakfast room has been fitted with a range of coordinating oak wall and base units with 'KagGlass' splashbacks and 'Granite' worksurfaces over, there is a large central breakfast bar / island with 'Granite' worksurface and plenty of space for high stools. Integrated appliances to remain include the eyelevel 'Neff' oven and grill, Multizone induction hob and extractor hood over. There is space and plumbing for a dishwasher and space for an American style fridge / freezer. The kitchen benefits from tiled flooring, recessed spot lighting and windows to the side. The utility room has continuation of the tiled flooring, space and plumbing for two appliances and houses the Boiler. There is a partly glazed door to the side. The cloakroom has been fitted with a WC and wash hand basin. The conservatory has fitted carpets, windows overlooking the garden and patio doors opening out to the rear. The first-floor landing leads to bedroom four and five. Bedroom four is a double room with fitted carpets and two sets of Velux windows with fitted blinds. The en-suite has been fitted with a three-piece suite comprising of a shower cubicle, WC and wash hand basin. There is tiling to one wall, carpeted flooring and a Velux window. Bedroom five is a fifth double bedroom has fitted carpets and two Velux windows with fitted blinds.

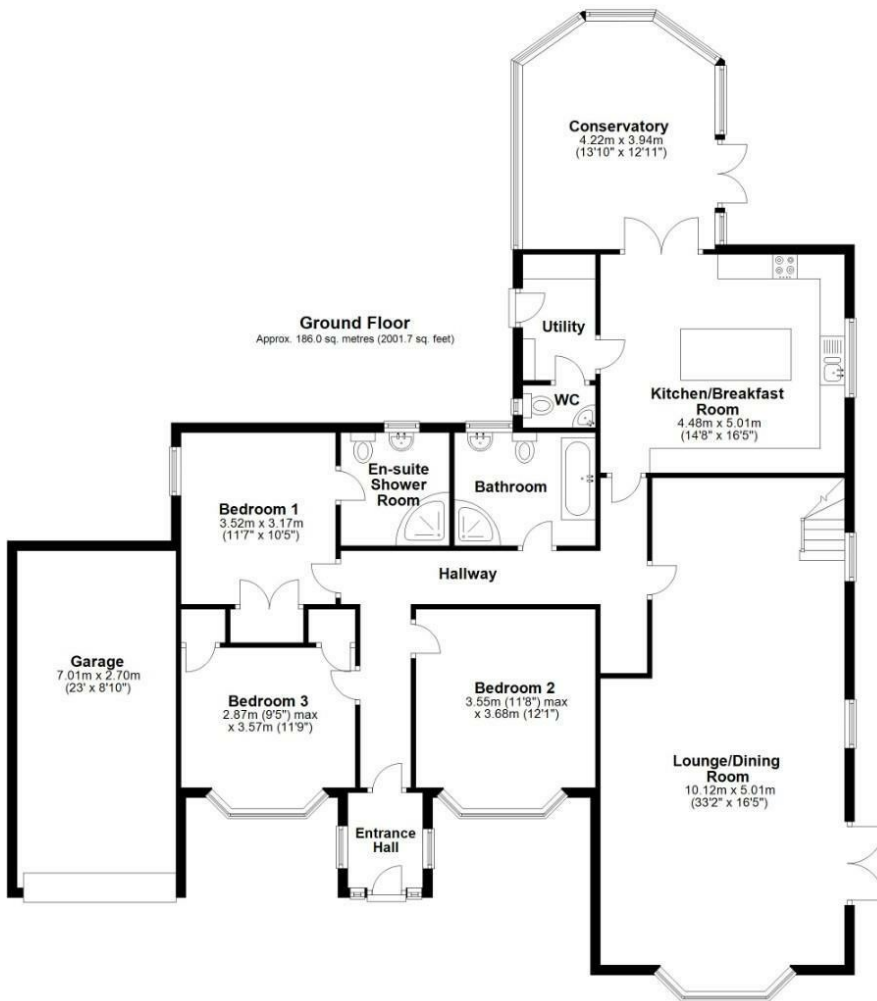
GARDENS AND GROUNDS

Approached off Court Colman Road Nest Bungalow is accessed through private gates opening onto the fully enclosed frontage. There is a spacious driveway laid with stone chippings offering secure off-road parking for multiple vehicles. Beyond the driveway is an integral single garage with electric up and over door with potential for conversion as a separate annexe or granny flat. The front garden offers generous lawned sections with a bespoke summerhouse and over looks farmland to the side. To the rear of the property lies a superb, landscaped garden with a rear and side patio area laid with natural stone patio slabs and bespoke imprinted concrete. The patio area is perfect for outdoor furniture and offers uninterrupted countryside views. There is a further lawned garden to the rear, outdoor lighting around the property and Herringbone drainage under the lawn. The bespoke built log cabin is a great addition offering double glazed windows overlooking the garden, fitted carpet and power supply. The log cabin has Sky TV and its own dedicated 1GB ethernet connection. There is a further outdoor storage shed.

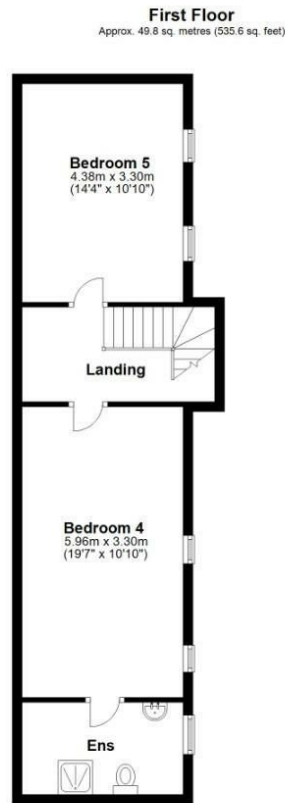
ADDITIONAL INFORMATION

Freehold property. Oil boiler fitted in 2022 with warranty for parts and labour (expires 2028) .Newly fitted 10 person Septic Tank. 1GB fibre broadband to the property. EPC Rating "D" .Council Tax Band "E". Commoners grazing rights for Cattle, sheep, geese, horses, pigs or Goats as defined on Pen Y Fai Common register and Coity Wallia Common register.





Ground Floor
Approx. 186.0 sq. metres (2001.7 sq. feet)



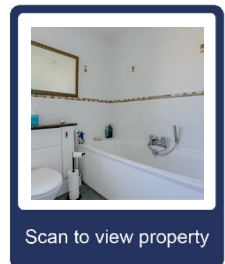
First Floor
Approx. 49.8 sq. metres (535.6 sq. feet)

Total area: approx. 235.7 sq. metres (2537.3 sq. feet)

Plan produced by Watts & Morgan LLP
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		
	60	70
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.



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