



19, Ffordd Raglan
Bridgend, CF35 6LB

Watts
& Morgan



19, Ffordd Raglan

Heol-Y-Cyw, Bridgend CF35 6LB

£525,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An executive style four double bedroom property with three reception rooms and wonderful countryside views to the front and rear of the property. Situated in the quiet village of Heol Y Cyw, located with convenient access to Bridgend and Pencoed town centres and J36 of the M4 motorway. The property offers highly adaptable living accommodation. Accommodation briefly comprises of; entrance hallway, lounge, L-shaped kitchen, dining room, sitting room, WC and a conservatory. First floor; main bedroom with built-in wardrobes and en-suite shower room, three further double bedrooms and 4-piece family bathroom. Externally offering a private driveway with off road parking for up to five vehicles, double garage with electric door, front patio in an elevated position with fantastic views over mountains and surrounding farmland. Low maintenance rear garden laid with patio perfect for outdoor furniture backing onto farmland and a detached workshop with power supply. EPC Rating "C".

Directions

* Bridgend - 5.2 Miles * Pencoed - 3.5 Miles * Cardiff - 23.0 Miles * J36 of the M4 - 3.8 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door into the welcoming hallway with tiled flooring and carpeted staircase rising to the first floor. Double doors open off the hallway into a superb sized living room with carpeted flooring and patio doors to both front and rear aspects with beautiful countryside views and a further window to the side. There is a central feature wood burner set on stone hearth with surround. The downstairs cloakroom has been fitted with a WC and a wash hand basin set with a vanity unit with further built in storage. The cloakroom offers tiled flooring and a window to the rear. The L-shaped kitchen has ceramic tiled flooring throughout and has been fitted with a large range of wall and base units in walnut effect, with co-ordinating roll edge work surfaces over and tiled splash backs. Integrated appliances to remain include Freestanding rangemaster oven (option to remain), integrated dishwasher, under counter freezer and space is provided for a freestanding American style fridge/ freezer. There is plumbing and space for a separate washing machine and tumble dryer. The kitchen further benefits from a stainless steel sink and drainer with mixer tap, recessed spot lighting and under floor heating. There is a window overlooking the rear and French doors opening into the conservatory. An archway leads to the dining area with continuation of the ceramic tiled flooring and windows to the front, there is plenty of space for a dining table. The sitting room is a great sized third reception room with fitted carpets and windows to the front. The conservatory offers a polycarbonate anti-glare roof and windows to the three aspects, with French doors opening out to the rear garden. The conservatory benefits from ceramic tiled flooring and hot tub to remain.

The first-floor landing benefits from carpeting and access to the loft hatch. The loft hatch has ladder and attached and is boarded with potential to convert. The main bedroom is a generously sized room with could easily be converted into two double bedrooms, with carpet flooring windows to both the front and rear. There are built-in wardrobes, and a door leads into the en-suite. The en-suite has been fitted with a three-piece suite comprising of shower cubicle, wash hand basin inset vanity storage unit and low-level w/c. Further offering ceramic tiled flooring and a window to the rear. Bedroom two is a spacious second room with carpeted flooring and windows to the front. Bedroom three is a great sized room with carpet flooring windows to the front and built in storage. The fourth double bedroom offers carpeted flooring and a window to the rear. The family bathroom has been fitted with a 4-piece suite comprising of a double shower cubicle, larger than average bath, inset wash hand basin set within vanity storage unit and low-level w/c. The bathroom benefits from fully tiled walls, ceramic tiled flooring, windows to the rear and two chrome towel radiators.

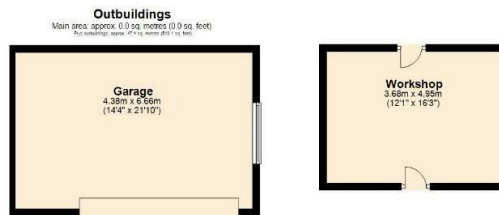
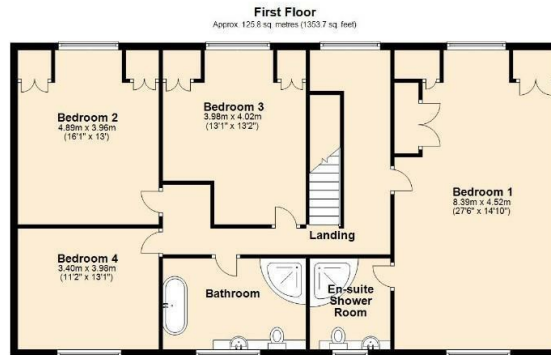
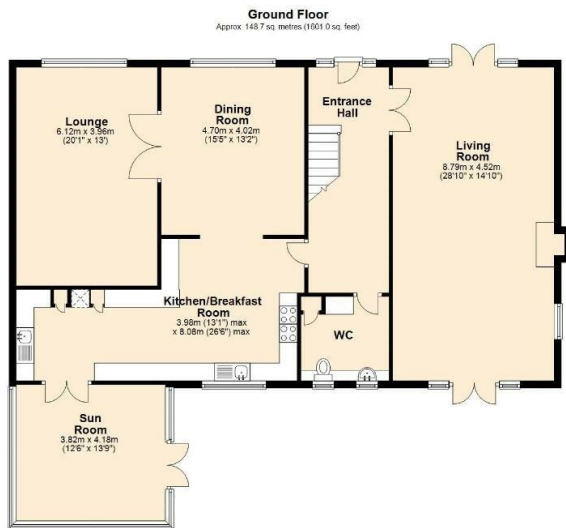
GARDENS AND GROUNDS

19 Ffordd Raglan stands at the head of the village of Heol Y Cyw which is in a semi-rural location with countryside views to both front and rear aspects. The property benefits from a private tarmac driveway to the front with off road parking for up to five vehicles. There is a double garage with power supply and electric door. To the front is an elevated patio area perfect for outdoor furniture with wonderful countryside views. To the rear is a landscaped low maintenance garden laid with patio backing on to countryside behind. There is a detached workshop with power supply which could be utilised as a studio, gym or home office.

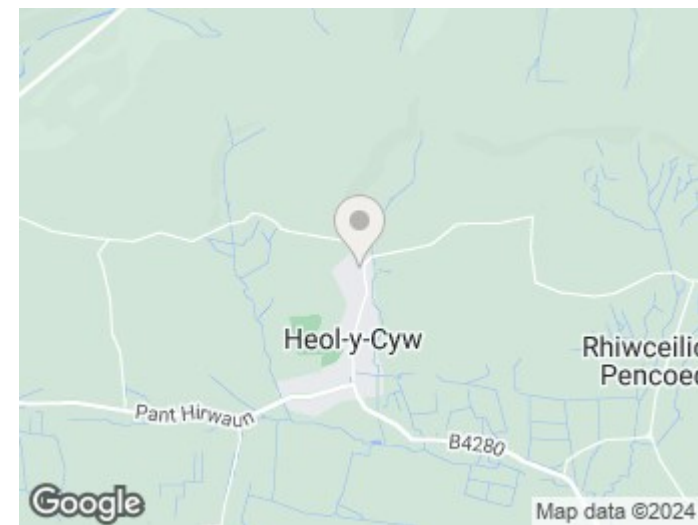
ADDITIONAL INFORMATION

Freehold, All mains connected. EPC Rating "C" Council Tax band "E"

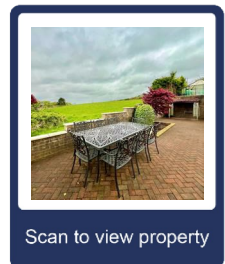




Main area: Approx. 274.5 sq. metres (2954.7 sq. feet)
Plus outbuildings: approx. 47.4 sq. metres (510.1 sq. feet)
All measurements are approximate and for display purposes only.
Plan produced using Partip.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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