



Anghorfa, Heol Spencer
Coity, CF35 6AS

Watts
& Morgan



Anghorfa, Heol Spencer

Coity CF35 6AS

£725,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

New to the market. A rare opportunity to acquire this superb 5 bedroom detached property situated just off Heol Spencer in Coity. Located with great access to Junction 36 of the M4 and Bridgend Town Centre. This well presented accommodation offers highly adaptable living accommodation and benefits from views over the common. Comprises; entrance hall, lounge, open-plan kitchen/dining/living room, utility, WC, 3 ground floor bedrooms and a ground floor bathroom. First floor; 2 double bedrooms; both with en-suite shower rooms. Externally enjoying a private driveway with off road parking for numerous vehicles, a single garage, front and rear landscaped gardens. Being sold with no onward chain. EPC Rating; 'E'

Directions

* Bridgend - 3.0 Miles * Cardiff - 21.0 Miles * J36 of the M4 -1.2 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via a solid wood front door with stained glass feature leading into the entrance hallway with oak flooring and an oak staircase leads up to the first floor. There are two built-in storage cupboards off the hallway and all doors lead off. The ground floor benefits from underfloor heating throughout. To the front of the property is the main living room, a superb sized reception room with continuation of oak flooring, double doors to the front opening out onto the front terrace area perfect for outdoor furniture and windows overlooking the rear garden. There is a central feature open brick chimney with slate hearth, oak mantel and multi fuel burner fitted. Doors lead off to the second hallway and the open-plan kitchen. The open-plan kitchen/dining/living room is a great space for entertaining with tiled flooring, double doors opening out to the side onto the garden and a second open brick chimney with a second multi fuel burner fitted. There are windows to the side and a door providing internal access into the garage. There is ample space for both freestanding lounge and dining furniture. The country style kitchen has been fitted with coordinating wall and base units with complementary butcher's block wood surfaces over with a window to the side, a ceramic sink and space is provided for appliances. Freestanding electric 'Cook master' range cooker and hob to remain. The rear porch leads into the utility room which has been fitted with wall and base units and solid work surfaces over with tiled flooring, a window to the rear and space is provided for two appliances. There is a second Belfast sink. The ground floor WC is fitted with a WC and a wash hand basin with tiled flooring and a window to the rear. There is a window to the side of the rear porch and a stable style door providing access out to the front and a large built-in storage/boot room. Off the lounge leads to the inner hallway with laminate flooring and access to the loft hatch with pull-down ladder attached. Bedroom three is a double bedroom with laminate flooring and windows to the front. Bedroom four is another double bedroom with laminate flooring and windows to the rear. Bedroom five benefits from laminate flooring and a window to the front. The ground floor bathroom is fitted with a 4-piece suite comprising of a jacuzzi bathtub, a double walk-in shower with glass screen, WC and a wash hand basin set within vanity unit. With tiled flooring, partly tiled walls and a window to the rear. There is a large built-in storage cupboard housing the 'Vaillant' gas boiler.

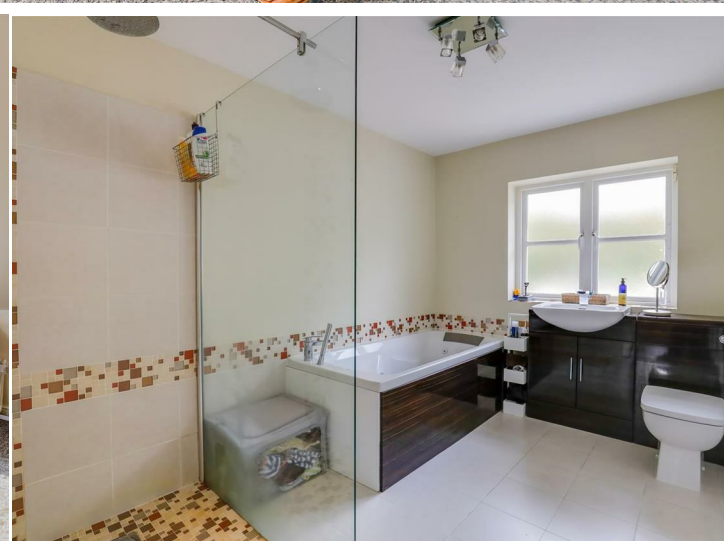
The first-floor landing benefits from two Velux windows and a seating area with carpeted flooring. Bedroom one benefits from two Velux windows to the side and further Velux window to the side with carpeted flooring and spotlighting. Leading into an en-suite shower room which has been fitted with a shower enclosure, WC and a wash hand basin. With partly tiled walls, laminate flooring, spotlighting and a Velux window to the side. Bedroom two is a spacious bedroom with carpeted flooring, a large window to the front and a Velux window to both sides. Leading into an en-suite shower room fitted with a double shower enclosure with glass sliding door and panelled walls, a WC with hidden cistern and a wash hand basin. With wood flooring and a Velux window to the side.

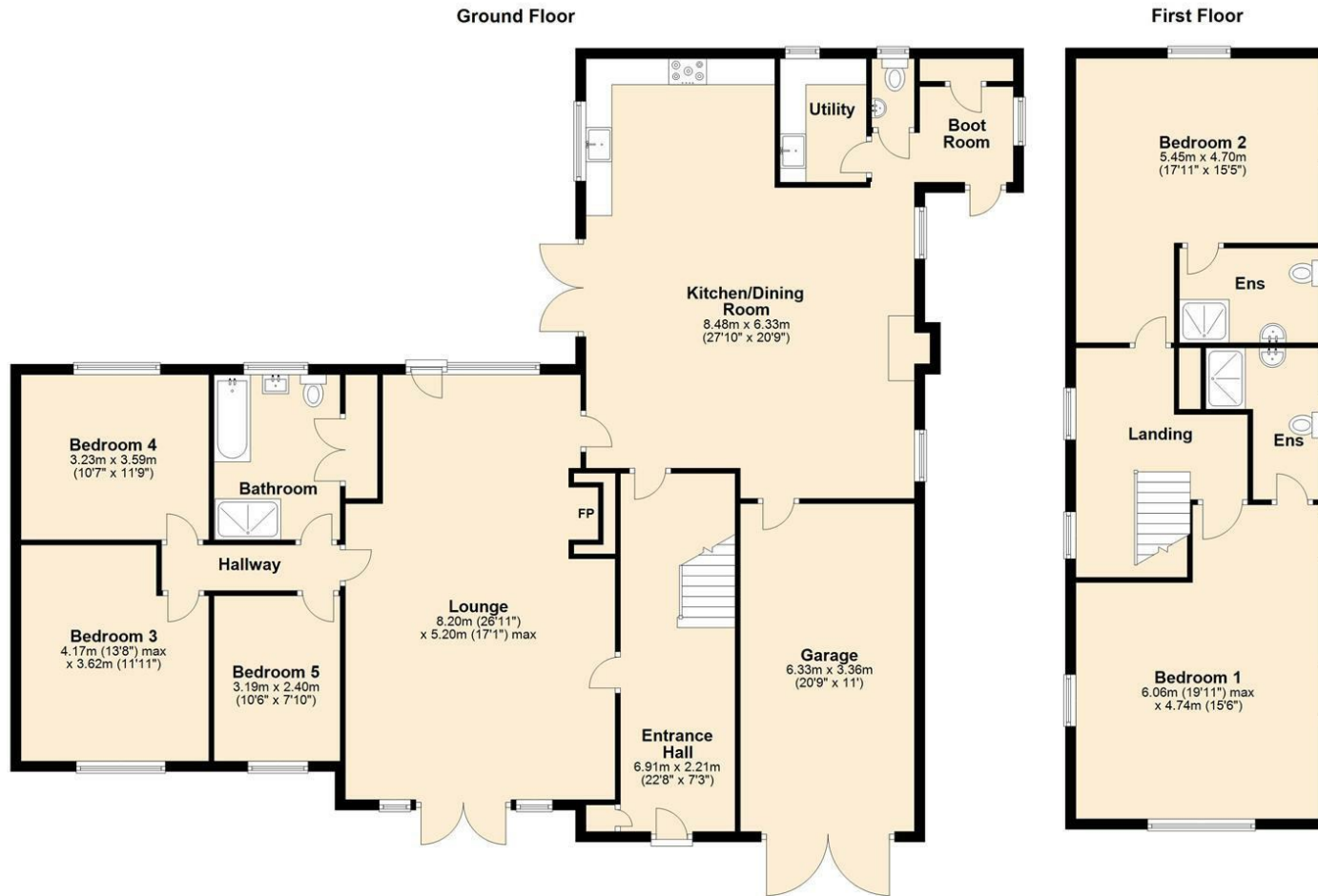
GARDENS AND GROUNDS

Anghorfa is approached off Heol Spencer. There is a sweeping driveway leading to the property with off-road parking for numerous vehicles leading up to the single integral garage with fitted shelving, double wooden doors to front and access into the property. To the front is a generous lawned garden with an abundance of wonderful mature shrubs, flowers and trees with a raised patio area perfect for outdoor furniture. There is side access around the property. To the rear is a low maintenance landscaped garden with a spacious patio area perfect for outdoor furniture. There is a further section with slate chippings and planting borders.

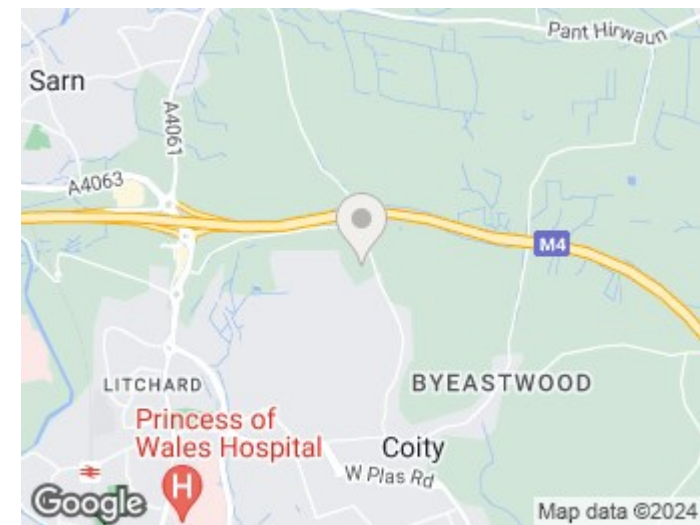
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'E'. Council Tax is Band 'E'.

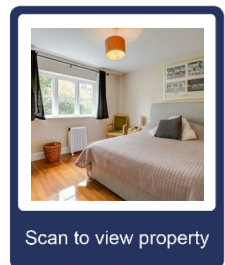




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Plan produced using PlanUp.



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	54	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

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