



Penline Villa, 7 Hawthorn Drive  
Bridgend, CF35 5ER

Watts  
& Morgan







# Penlline Villa, 7 Hawthorn Drive

Coychurch, Bridgend CF35 5ER

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**£465,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

An impressive traditional four bedroom extended cottage situated in the village of Coychurch. The property has been modernised and renovated to an extremely high standard by the current owners offering contemporary open plan living whilst offering the perfect mix of traditional and new. Being sold with no onward chain. Situated in the village of Coychurch which is conveniently located within walking distance of beautiful open countryside walks, local shops, schools, public houses and just a short drive from Junction 36 of the M4 and Bridgend Town Centre. The accommodation comprises of living room, open plan kitchen/dining room, utility, ground floor bedroom and a shower room. First floor landing, three double bedrooms and family bathroom. Externally offering private driveway with EV charging point and off road parking for 3 vehicles, front garden and a low maintenance landscaped rear garden with large store. EPC Rating "D".

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## Directions

Bridgend town centre - 2.0 Miles Cardiff city centre - 21.0 Miles M4 Junction 35 - 1.8 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite front door leading into the main living room which is a superb size family room with two sets of windows overlooking the front with a central feature eco multi-fuel burner set on a slate hearth with an oak mantle. The living room benefits from bespoke built-in storage, engineered oak flooring and a carpeted staircase rising to the first floor. There is further bespoke built in under stairs storage. To the rear is the wonderful open plan kitchen/dining room. This contemporary room benefits from an exposed brick feature wall, a vaulted sky light window, aluminium bi-folding doors opening out onto the rear courtyard garden with a further floor to ceiling picture window. The kitchen/dining room has been laid with LVT herringbone flooring. The kitchen has been fitted with a stunning contemporary 'Sigma 3' kitchen with coordinating wall and base units, tiling to the walls and complementary 'Quartz' work surfaces over with subtle gold finishings. There is a central island with continuation of the quartz work surfaces. The island has been fitted with a bespoke breakfast bar with space for high stools and pendant lighting. Integrated appliances to remain include the 4-ring induction hob with downward draft extractor fan, eye-level 'Caple' oven/grill and a second combi oven and plate warmer. There is a full-length fridge and freezer and an integrated dishwasher. The kitchen also benefits from a built-in pantry cupboard, built-in recycling bin drawer and multiple handy storage draws and cupboards. The kitchen offers a bespoke built in drinks and coffee station with a wine cooler, under cupboard lighting, shelving and draws. The open plan kitchen / dining room has built in Bluetooth surround sound speaker. The utility is fitted with wall and base units and complementary work surfaces over. There is space and plumbing provided for multiple appliances. The utility also houses the gas combination boiler with a skylight window and a stainless-steel sink with drainer. The ground floor shower room is fitted with a double walk-in shower enclosure with glass screen, WC and wash-hand basin within unit, with part tiling to the walls and flooring and contemporary gold finishings. The fourth double bedroom is a versatile room on the ground floor. Benefiting from continuation of the herringbone flooring, fitted with a built-in desk and wardrobes with a skylight window and patio doors out to the rear garden.

The first-floor landing offers carpeted flooring, window to the rear and access to the loft hatch. The loft has been partly boarded with a pull-down ladder. Bedroom one is to the front of the property with carpeted flooring, window to the front and bespoke built-in wardrobes, storage and drawers. Bedroom two is a second double bedroom with carpeted flooring, window to the rear and built-in storage. Bedroom three is a third double bedroom with carpeted flooring, window to the front and built-in wardrobes. The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead rainfall shower and glass screen with mosaic tiling to the walls. A WC and a wash-hand basin within unit with tiled flooring, brick tiles to the walls and window to the rear.

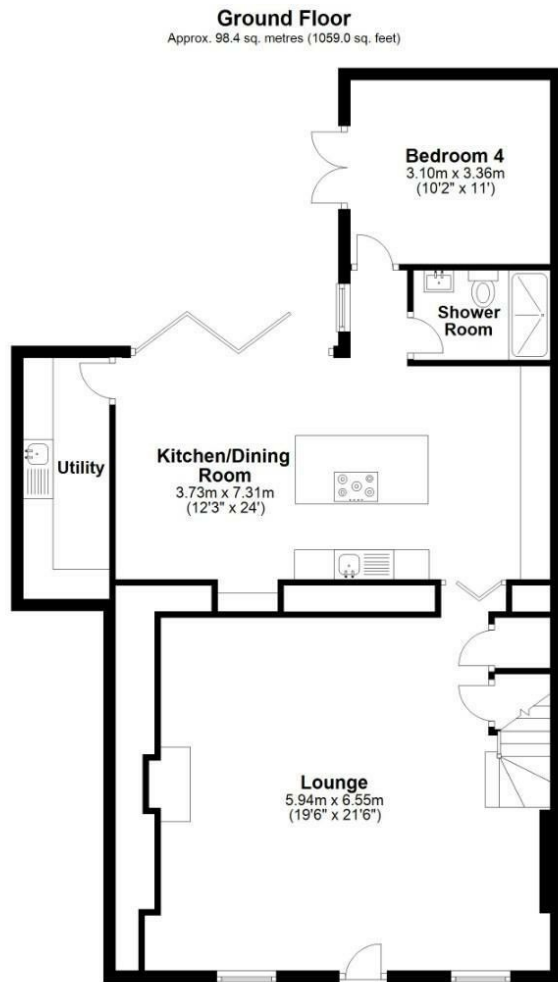
### GARDENS AND GROUNDS

Approached off Hawthorn Drive, Penline Villa benefits from an elevated prime position with double iron gates opening out onto a private driveway laid with gravel with an EV Car charging point. There is off-road parking for up to three vehicles. The front garden benefits from a lawn section enclosed with an abundance of colourful mature shrubs and flowers. There is a gate providing side access around to the rear. There is a large storage room with power supply. To the rear of the property is low maintenance landscaped courtyard laid with patio with raised planting borders, outdoor lighting and power sockets. Perfect for outdoor furniture benefiting from a private aspect enclosed with timber fencing.

### ADDITIONAL INFORMATION

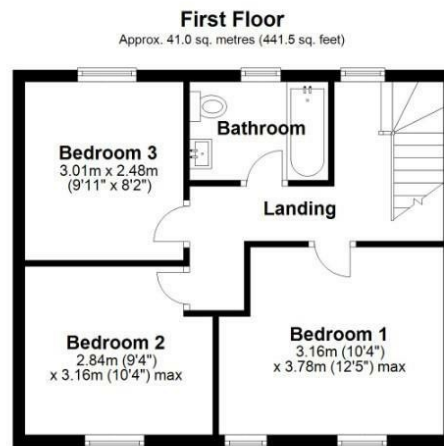
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "E".



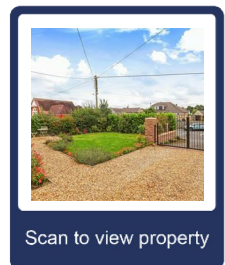


Total area: approx. 139.4 sq. metres (1500.5 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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