



Birchwood House,  
Bridgend, CF31 4LW

Watts  
& Morgan

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# Birchwood House,

Pen-y-Fai, Bridgend CF31 4LW

**£895,000 Freehold**

**7 Bedrooms | 3 Bathrooms | 4 Reception Rooms**

Birchwood house, this impressive seven bedroom residence set hidden behind woodland and imposing electric gates. Located in the quiet village of Pen-Y-Fai, The property was built in 1990 and sits on generous landscaped grounds, surrounded by mature woodland. Birchwood House benefits from spacious and flexible accommodation consisting of ; entrance hallway, cloakroom/WC, lounge, dining room, kitchen/ breakfast room, utility room. Second hallway, sitting room, study and laundry room. First floor landing, master bedroom with en-suite bathroom, 6 further double bedrooms and 2 family bathrooms. The main section of the garden is laid to lawn which leads to a level woodland area at the back surrounded by tall mature trees and benefits from a private aspect there is an opportunity to research with the local authority if this area of woodland could be used for future planning and development.

## Directions

\* Bridgend - 1.7 Miles \* Cardiff - 22.3 Miles \* Swansea - 22.8 Miles \* J36 of the M4 - 2.4 Miles

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## Summary of Accommodation

### GROUND FLOOR

Accessed via double solid wood doors into a spacious entrance porchway with large storage cupboard and leading into the WC which has been fitted with a 2 piece 'Heritage suite' comprising of WC and sink. The porch leads into the impressive hall way featuring high ceiling's and feature windows to the rear with french doors leading out. The hallway benefits from ceramic tiled flooring and a central wood burner fireplace. The living room is a generously sized reception room featuring carpeted flooring, a large open fireplace, patio doors leading out onto the rear garden and double windows to the front elevation. The dining room is a further spacious reception room with carpeted flooring and windows to the front,. The kitchen has been fitted with a range of high gloss wall and base units and granite work surfaces, with a coordinating central breakfast bar with further units and space for high stools and continuation of the ceramic tiled flooring. Integral appliances to remain; dishwasher, fridge, 4-ring electric hob, extractor fan, double oven and grill. The utility room features base units, work surfaces and plumbing has been provided for appliances and space for a freestanding fridge/freezer. Double doors lead out onto the rear garden and a uPVC door with a separate door leading out to the side of the property. The utility room houses the 'Worcester' gas combi boiler. . The kitchen leads into the second hallway with a double height ceiling with gallery, double glazed French doors to the side with a full height feature window and ceramic tiled floor. Stairs to the first floor.

The sitting room is a versatile room with carpeted flooring and windows to both side elevations leading into the study. The laundry room features wall and base units and work surfaces, tiled flooring, windows to the rear elevation. A door leads out onto the side elevation. Plumbing has been provided for multiple appliances and also housing the second 'Worcester' gas combi boiler.

### FIRST FLOOR

The first floor galleried landing looks over the grand entrance hallway. The master bedroom is a generously sized double bedroom featuring carpeted flooring, providing double access off both landings, windows to the rear elevation and internal fitted wardrobes leading into the en-suite. The newly fitted 'Heritage' 4-piece en-suite comprises; freestanding bath, WC, sink set within vanity unit and double walk-in shower cubicle. Further presenting windows to the side elevation, spotlights, partially tiled walls and tiled flooring.

Bedroom Two is a spacious double bedroom with carpeted flooring and 2 uPVC windows to the front elevation.

Bedroom Three is another double bedroom with internal fitted wardrobes, carpeted flooring and windows to the rear elevation.

Bedroom Four is a double bedroom with double internal fitted wardrobes, carpeted flooring and windows to the front elevation.

Bedroom Five is a double bedroom with carpeted flooring and windows to the front elevation.

The family bathroom has been fitted with a 5-piece suite comprising; jacuzzi bath, bidet, WC, sink and walk-in shower cubicle. Further presenting tiled flooring, fully tiled walls and obscured uPVC window to the front elevation.

The second floor landing also provides a further bathroom which has fitted with a 3-piece suite comprising; walk-in shower cubicle and WC. Further presenting fully tiled walls and an obscured uPVC window to the rear elevation.

Bedrooms six and seven are double bedrooms with carpeted flooring and windows to the rear elevation. Bedrooms six and seven are accessed off the second landing.

### GARDENS AND GROUNDS

Birchwood House is accessed off Angelton Road. The property sits hidden behind tall woodland and is accessed through private electric gates and is approached by an interlocking brick driveway with parking for several vehicles.

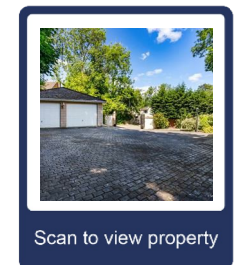
To the rear of the property lies a fully enclosed generous sized garden reaching around 0.7 acres. The grounds have been fully landscaped and consists of many different areas. There is a patio area leading from the house which wraps around the property and connects with the driveway. From this, there is a section of decorative chippings approaching steps on a raised bank which is filled with flowers and shrubs. These steps lead to a seating area overlooking the gardens and house. The main section of the garden is laid to lawn which leads to a level woodland area at the back surrounded by tall mature trees and benefits from a private aspect there is an opportunity to research with the local authority if this area of woodland could be used for future planning and development.

### SERVICES AND TENURE

All mains services connected. Freehold. Council Tax band "H". EPC Rating "D".



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 68      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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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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