



The Creamery, 3, St. Christophers Court
Bridgend, CF35 6DB

Watts
& Morgan



The Creamery, 3, St. Christophers Court Coity, Bridgend CF35 6DB

£525,000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A rare opportunity to acquire this spacious 5 bedroom characterful barn conversion situated in a sought after location in the village of Coity. The property benefits from a generous plot and dates back to 1888. located within walking distance of local village amenities but offering great access to Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises; entrance hallway, kitchen, lounge, sunroom, main bedroom with en-suite, 4 further versatile double bedrooms and a family bathroom. Externally the property benefits from a private driveway, front lawned garden and a generous fully enclosed private rear garden with a spacious patio area enclosed via tall woodland. OFFERING NO CHAIN.

Directions

* Bridgend town centre - 2.5 Miles * Cardiff city centre - 21.7 Miles * J36 of the M4 - 2.3 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a glazed PVC front door with adjacent window leading into the welcoming hallway with vaulted ceiling with exposed beams, porcelain tiled flooring and a large built-in storage cupboard housing the gas combi boiler. The kitchen has been fitted with a cottage style kitchen fitted with a range of pine wall and base units with hardwood work surfaces over. Integrated appliances to remain include a freestanding Rangemaster aga oven with grill and 4-ring gas hob. There is space and plumbing provided for white goods and further appliances. The kitchen benefits from one and a half Belfast sink with tiled splash-backs, continuation of ceramic tiled flooring, exposed wooden and a Velux window. A large opening leads into the versatile sunroom which benefits from tiled flooring, PVC windows allowing views over the rear garden along with two sets of double French doors providing access out to the rear garden and patio seating area. Double timber glazed doors open off the sunroom into the L-shaped lounge. The lounge is a fantastic size reception room with laminate flooring, exposed wooden beams and a central exposed stone chimney with log fire. There are PVC windows to the front elevation and double doors provide access into the sunroom. Off the main lounge is access to bedroom five. Bedroom five is a garage conversion. It is a generous double bedroom benefitting from hardwood flooring and PVC double doors opening out to the rear garden. It is versatile room currently utilised as a home gym and further benefits from a corner shower with a thermostatic shower over offering a highly adaptable space. Off the kitchen is an inner hallway with mosaic tiled flooring, access to the loft hatch, spotlighting and all doors lead off. Bedroom one is a superb sized main bedroom benefitting from laminate flooring, recessed spotlighting and two sets of built-in wardrobes. Double PVC doors with adjacent panels opening out to the rear patio area. Bedroom one leads into a generous 4-piece luxurious en-suite comprising of a freestanding roll top bath with mixer taps, a walk-in shower with waterfall showerhead, WC and two wash hand basins set within a purpose built vanity unit. The en-suite benefits from partly tiled walls, tiled flooring, recessed spotlighting and a window to the side.

Bedroom two is a great sized double bedroom with vinyl flooring and windows to the front. There is an original exposed stone wall and built-in wardrobes. Bedroom three is a third double bedroom with vinyl flooring, built-in wardrobes and a window to the rear. Bedroom four is a fourth double bedroom with vinyl flooring and a window to the rear.

The family bathroom has been fitted with a 3-piece suite comprising of a double shower cubicle with sliding glass door, wash hand basin and WC. Benefitting from ceramic tiled flooring, heated towel rail and a window to the front. There is an exposed stone wall and recessed spotlighting.

GARDENS AND GROUNDS

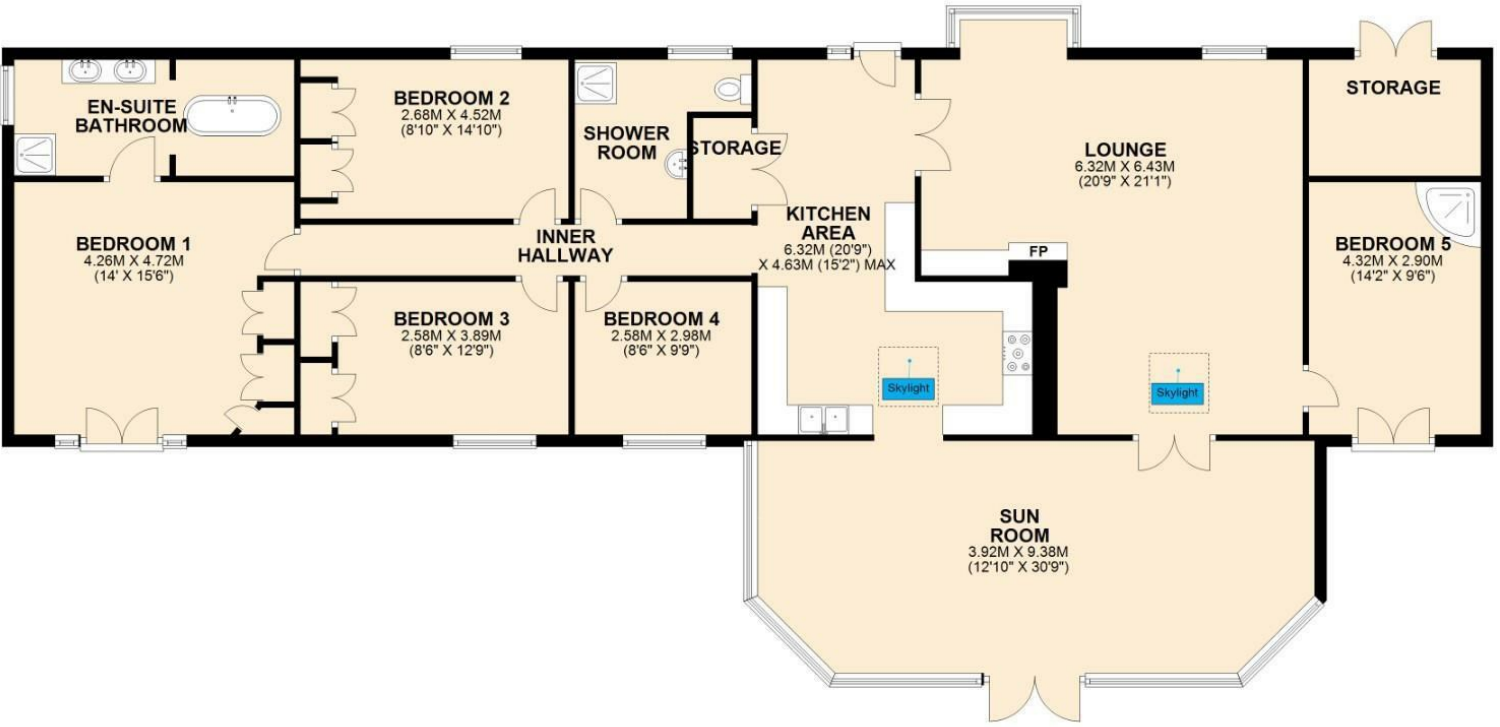
The Creamery is accessed via a quiet cul-de-sac onto a private driveway to the front with off-road parking for two vehicles. Double doors open into the garage/ store with power and ample storage space. A paved pathway provides access to the front door surrounded by a lawned front garden with mature shrubs and flowers. To the rear of the property is a superb sized enclosed garden with a spacious patio area perfect for outdoor furniture. The remainder is laid to lawn all enclosed via tall woodland and trees creating a private aspect.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'B/C'. Council Tax is Band 'E'.



GROUND FLOOR
APPROX. 192.4 SQ. METRES (2071.3 SQ. FEET)

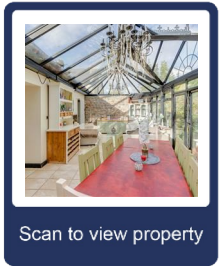


TOTAL AREA: APPROX. 192.4 SQ. METRES (2071.3 SQ. FEET)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(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.



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