



Lletyr Bont Newydd,  
Bridgend, CF31 3PN

Watts  
& Morgan







# Lletyr Bont Newydd,

Merthyr Mawr Road, Bridgend CF31 3PN

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**£1,100,000 Freehold**

**5 Bedrooms | 4 Bathrooms | 5 Reception Rooms**

Nestled in amongst Newbridge playing fields an exceptional grade II listed barn conversion on generous landscaped grounds of 1.1 acres. Being sold with no onward chain. This substantial property offers highly adaptable living accommodation across over 4500sqf with further scope for potential. Situated in a secluded position with private grounds yet conveniently located within walking distance of the town centre and Merthyr Mawr sand dunes offering multiple scenic walks along the heritage coast. This property presents the ideal opportunity for those looking to create their dream home in a tranquil yet accessible location.

Accommodation briefly comprises; porch, entrance hall, lounge, dining room, snug, study, bar, kitchen / breakfast room, utility, WC, gym, sitting room, two double bedrooms and a shower room. First floor; principal bedroom with dressing room and luxurious en-suite, second bedroom with en-suite, double bedroom, study and family bathroom. The expansive grounds include a front and rear lawned gardens, spacious patio areas for outdoor entertaining, heated outdoor swimming pool, private driveway and off road parking for numerous vehicles and a double garage. The rear grounds offer access to a laundry room, large store workshop, craft room/ office and a timber summer house.

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## Directions

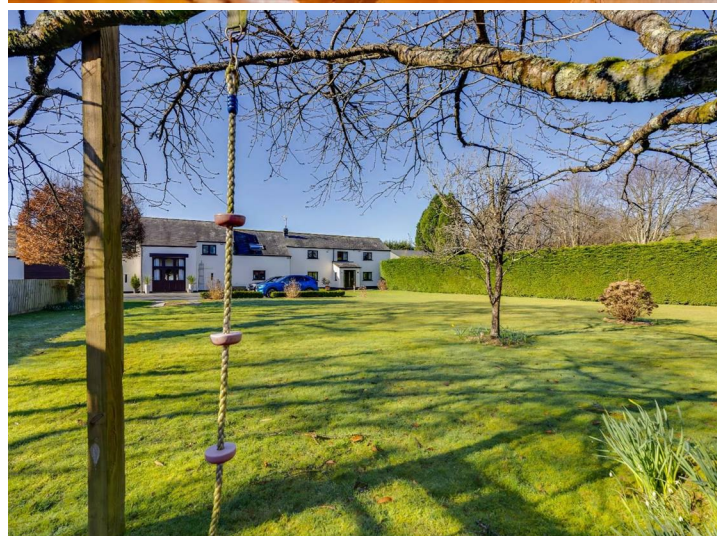
\* Bridgend town centre - 0.5 Miles \* Porthcawl - 6.5 Miles \*  
Cardiff - 22.0 Miles \* M4 motorway - 2.6 Miles

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# Summary of Accommodation

## ABOUT THE PROPERTY

Entered through a hardwood front door into entrance porch leading into the welcoming hallway which enjoys wood flooring and a carpeted staircase leading to the first floor and all doors lead off. There are double doors opening out the rear garden and a hallway leads down to the main living space and access to the ground floor cloakroom which serves the ground floor with a 2-piece suite comprising of WC and a wash hand basin. There is a wonderful built in bespoke bar area making great use of the space provided.

The main living room is a superb size family room with doors opening out to the front and windows overlooking the rear garden with exposed wooden beamed ceilings, open stone fireplace with wood burner fitted and carpeted flooring. There is a walk-in study/storeroom with a partition wall which can be opened into the main hallway.

Double doors join the snug with built in storage and display cabinets, carpeted flooring and access into the kitchen/ breakfast room.

The kitchen/ breakfast room has ample space for a dining table, offering solid wood floors, recessed spot lighting and a window overlooking the rear garden. The kitchen showcases a range of shaker style wall and base units with complementary solid wood worksurfaces over and brick tiled splash backs. All integrated appliances to remain to include a freestanding range oven with extractor hood over, built-in grill/ microwave, 'Neff' coffee machine and an integrated dishwasher. The utility room is fitted with continuation of wall and base units with work surfaces over. There is space provided for a freestanding American style fridge freezer, wood flooring and one cupboard houses the Oil boiler. There is access to further utility space with further storage and a door opening to the rear garden. The formal dining room enjoys solid wood flooring and exposed ceiling beams, with a window enjoying views over the front gardens.

The gym is a versatile reception room with wood flooring, built in storage a window overlooking the garden and a door providing access to the rear garden. The gym adjoins further living accommodation which could be utilised as a flexible annex. The hallway provides access to two ground floor double bedrooms both with carpeted flooring, recessed spot lighting and windows overlooking the garden. The ground floor shower room is fully tiled with a double walk-in shower enclosure, wash hand basin within unit and a WC. The sitting room is a spacious reception room with carpeted flooring, recessed spotlighting and a window overlooking the rear garden.

The spacious first-floor landing enjoys carpeted flooring, windows overlooking the front and access to one of three loft hatches. The loft hatches have pull-down ladders attached and boarding for ample storage. There are three generous built-in airing cupboards off the landing and all doors lead off to the bedrooms.

The principal bedroom has its own access with a superb walk in dressing room and a luxurious 4 -piece en-suite. The en-suite bathroom is fitted with a 4-piece suite comprising of a freestanding double ended bath tub, double walk-in shower enclosure, WC and two 'Jack & Jill' wash-hand basins set within a vanity unit with light oak tiled flooring, tiling to the walls and window to the rear. The bedroom is a generous sized room with fitted wardrobes, draws and a dressing area. The bedroom enjoys carpeted flooring, windows to both front and rear aspects and recessed spotlighting.

Bedroom two has built-in wardrobes, carpeted flooring and windows to the rear. Leads into an ensuite shower room fitted with a double shower enclosure and glass door, WC and wash-hand basin with tiling to the walls, tiled flooring and extractor fan fitted.

Bedroom three is a superb sized third bedroom with two separate built-in wardrobes, carpeted flooring and windows to the front and rear aspects.

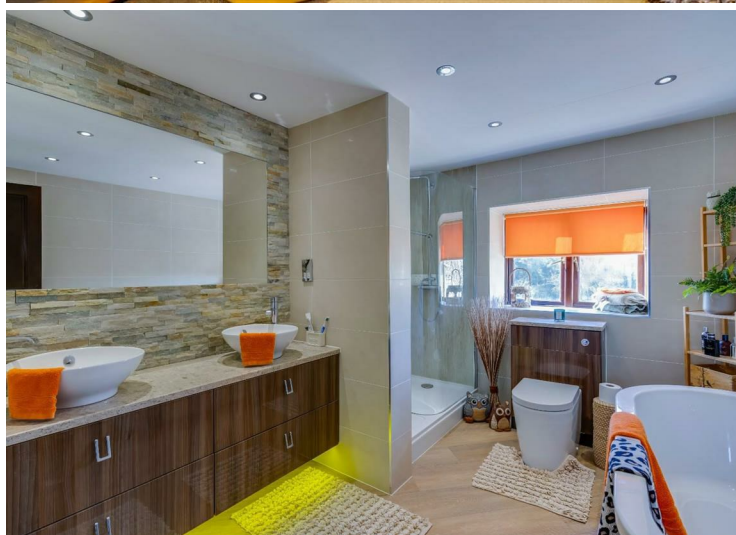
The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin with tiled flooring, tiling to the walls, chrome towel radiator and window to the rear. The study access off the first-floor landing has two Velux windows to the front and carpeted flooring with flexible use.

## GARDENS AND GROUNDS

Upon entry to the gated residence, the 1.1-acre grounds offer a sweeping driving leading to ample parking for numerous vehicles. The double garage has electric doors and a handy mezzanine level with further space for storage. The garage has a bespoke Sauna to remain and door leading directly to the rear garden. The substantial grounds include front and rear lawned gardens with an array of colourful shrubs and flowers. To the rear is a generous patio area with multiple seating areas, a built-in outdoor kitchen with marble worksurfaces perfect for alfresco dining and entertaining. There is an outdoor heating swimming pool, timber framed summer house, greenhouse and outdoor store. The rear grounds provide access to a second utility / laundry room, versatile craft room/ home office, workshop and walk in pantry.

## ADDITIONAL INFORMATION

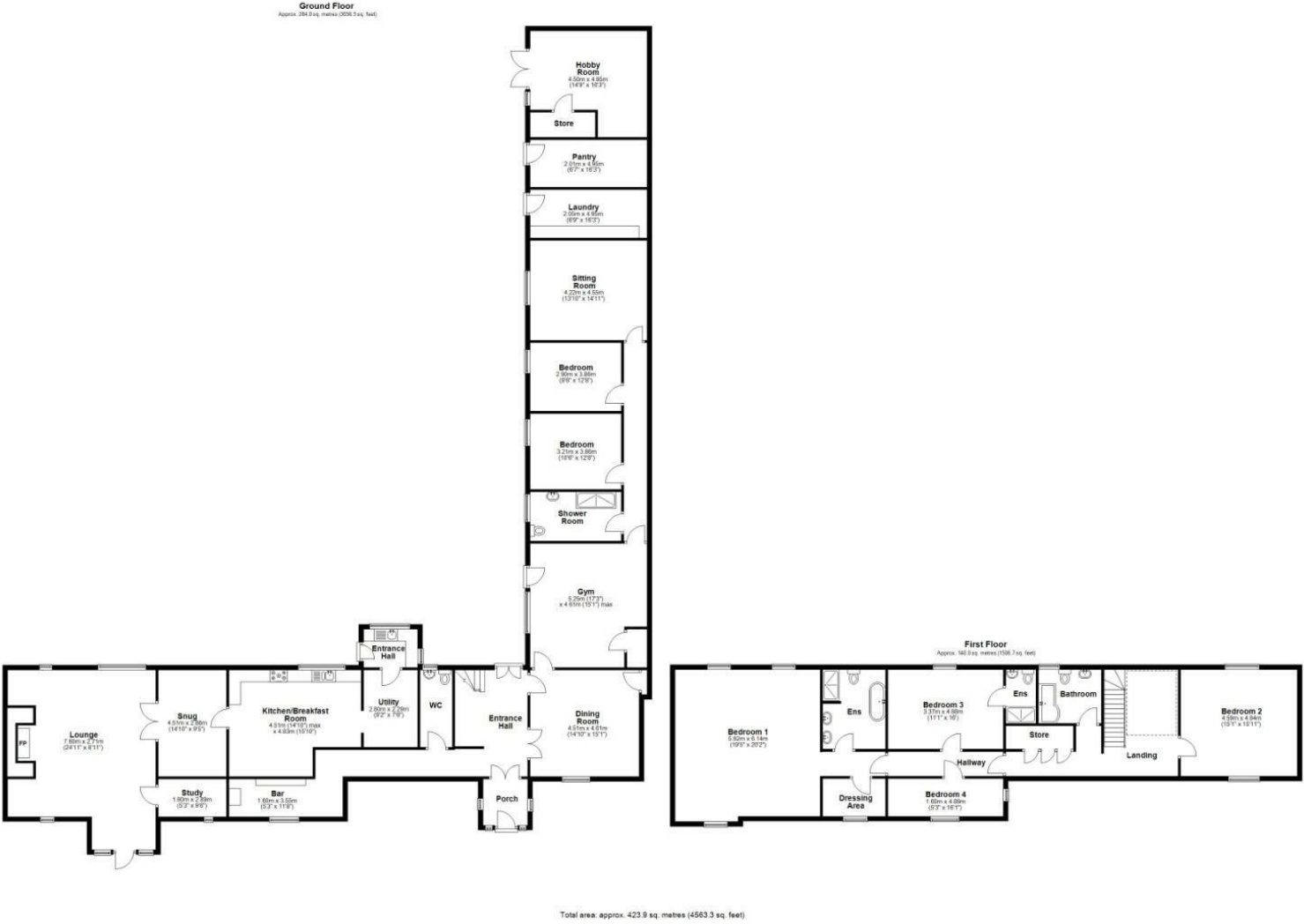
Grade II listed. Freehold. Oli central heating. Mains drainage. EPC Rating "E" Council Tax band "I"



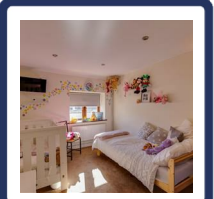








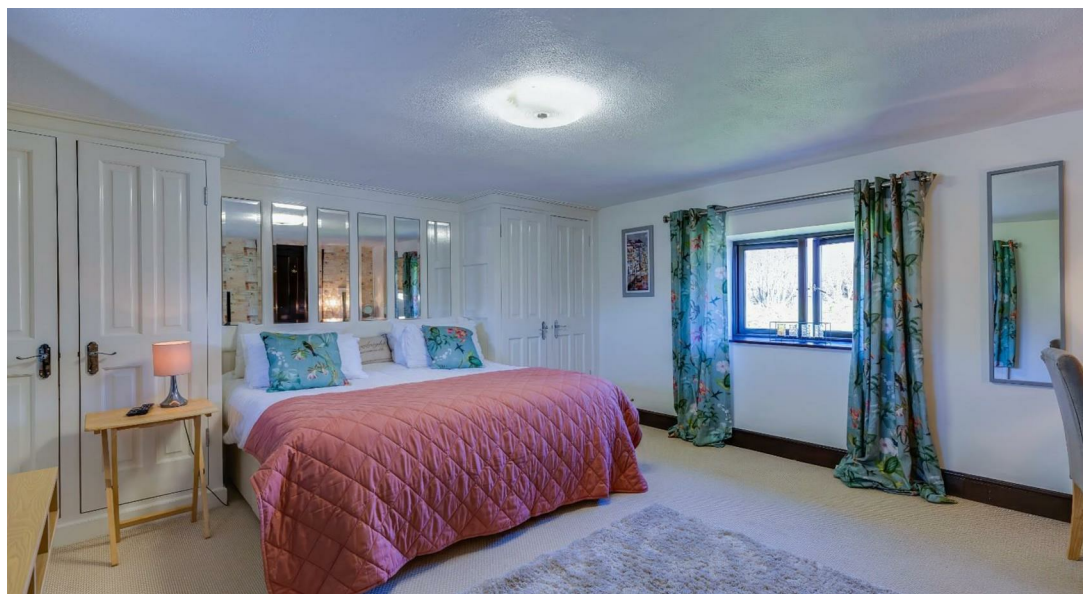
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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