



Plas Pen Y Cae,  
Bridgend, CF32 9SN

Watts  
& Morgan







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Pen-Y-Cae, Bridgend CF32 9SN

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**£1,200,000 Freehold**

**6 Bedrooms | 3 Bathrooms | 6 Reception Rooms**

Watts & Morgan are delighted to present to the market this substantial detached property located in a private position and set within 2.3 acres. Conveniently located to Junction 36 of the M4. Accommodation comprises; entrance hall, sitting room with sun room, office, lounge, dining room, kitchen/family room, lounge with bi-folding doors, utility room and WC. First floor landing, master bedroom with balcony, two further double bedrooms, a single bedroom/dressing room & a family bathroom. Second floor landing, two double bedrooms and bathroom. Externally the property offers a sweeping tarmac driveway with lawned gardens with a variety of shrubs and trees and ample space for parking. Rear landscaped garden with lawned areas with flagstone laid patios. An outdoor heated swimming pool with a pool house annex and a stable yard with four stable boxes, hay barn and tack room and paddock. EPC Rating ' F.'

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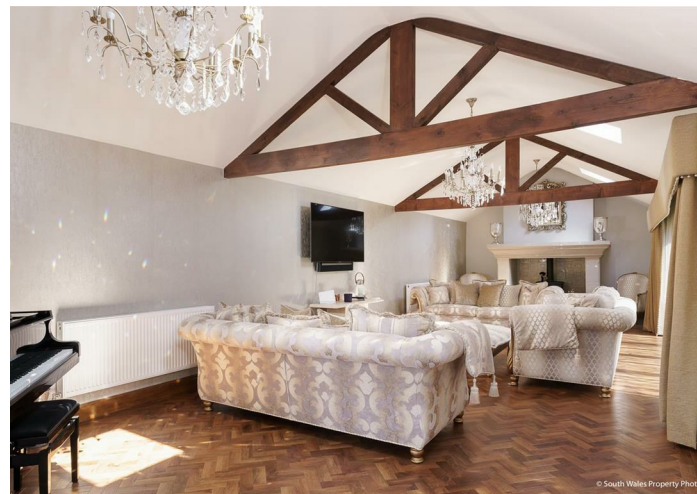
## Directions

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### GROUND FLOOR

Entrance via a partly glazed composite door into the hallway offering Karndean flooring and a carpeted staircase to the first floor landing. A 2-piece WC serves the ground floor and benefits from tiled flooring, partly tiled walls, an obscured uPVC window to the front elevation and an understairs storage cupboard. The sitting room is a light and airy reception room offering carpeted flooring, an electric fire set on a marble hearth and surround, a uPVC window to the front elevation and an archway leads into a garden room which benefits from uPVC windows to the rear and front elevations with a courtesy door leading to the rear garden. The home office/versatile reception room enjoys carpeted flooring, a uPVC window to the rear elevation and an archway into a small lounge offering carpeted flooring and a stained glass uPVC window to the front elevation. The fantastic sized dining room offers carpeted flooring, a uPVC window to the front elevation and space for a twelve seater table (available by separate negotiation) with uPVC windows to the front elevation. To the heart of the home lies an impressive contemporary fitted kitchen offering shaker style wall and units and marble worktops. A co-ordinating island offers a 'Neff' hide and slide oven and 'Neff' 4-ring induction hob. Space is provided for a four-oven electric AGA with warming, boiling and simmering plate and a Menehihni La Ghiacciaia Italian style fridge freezer which are both available by separate negotiation. Further features include grey porcelain tiled flooring, a glazed lantern style skylight, a double Belfast sink with waste disposal and 'Quooker' tap, two Fischer & Paykel dishwashers and bi-folding doors open up onto the rear flagstone patio. The utility room offers additional wall and base units enjoying cream lime stone flooring, space and plumbing for white goods, uPVC French doors to the front elevation and houses the central heating system. A sizeable walk-in larder cupboard is also offered via the utility room. Accessed via the utility room is an additional home office. The main lounge is accessed by grand steps from the kitchen/breakfast room via partly glazed timber doors and enjoys a vaulted ceiling with exposed beams, Karndean flooring and a cast iron wood burning stove. Bi-folding doors open onto the rear garden.

### FIRST FLOOR

The first floor landing offers carpeted flooring, two uPVC windows to the front elevation and a carpeted staircase to the second floor landing with an understairs storage cupboard. Bedroom one is a fantastic sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and uPVC French doors lead out onto an enclosed balcony bordered by railings enjoying views around the property. Bedroom two is a sizeable double bedroom offering carpeted flooring, a uPVC window to the front elevation, uPVC doors providing access onto a roof terrace enjoying views over the stables and paddock. Leading into a 3-piece en-suite shower room comprising; walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include wood effect tiled flooring and fully tiled walls. Bedroom three is a good-sized double bedroom offering carpeted flooring, uPVC windows to the rear and side elevations and space for freestanding furniture. Bedroom six is a comfortable single bedroom currently utilised as a dressing room offering carpeted flooring, fitted wardrobe space and uPVC windows to the front elevation. The family bathroom has been fitted with a 5-piece suite comprising; double walk-in shower cubicle with rainfall shower over, roll top freestanding bath, two wash-hand basins and WC. Further features include laminate flooring, uPVC window to the rear elevation, heated towel rail and fully tiled walls.

### SECOND FLOOR

The second floor landing offers carpeted flooring and a stained glass window to the front elevation and ample space for freestanding furniture.

Bedroom four is a generous sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation, alcoves for storage and a vaulted ceiling. Bedroom five is a further double bedroom currently utilised as a study room offering carpeted flooring, fitted wardrobe space and a uPVC window to the side elevation. The partly tiled bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash-hand basin and WC. Further features include carpeted flooring and a cupboard for storage.

### GARDENS AND GROUNDS

Plas Pen Y Cae is accessed via electric operated gates leading onto an in and out tarmac driveway with impressive lawned gardens and a variety shrubs and trees. The property also offers ample space for private parking. The detached coach house offers to the ground floor a sizeable gym room with two sets of French doors to front together with two windows to the rear elevation and Karndean flooring throughout. A carpeted staircase leads to the first floor with an understairs cloakroom offering a white 2-piece suite. The first floor offers a generous sized room currently used as a children's play room with two windows to the front, two windows to the rear and French doors opening onto a Juliette balcony overlooking the rear garden. A flagstone paved patio sweeps around the side of the property on the garden offering a sizeable patio area together with lawn space and children's play area. The outdoor heated swimming pool is surrounded by a large flagstone laid patio with a brick wall and wrought iron railings. The pool house offers annex accommodation which comprises; an open bedroom/living area with shower and WC. The annex houses the boiler room/filter room which provides the central heating for the pool house, the pool and living area. The stable yard which lies to the side of the property offers two detached timber framed stable buildings with four stable boxes, hay barn and tack room. The paddock space is enclosed by ranch style fencing.

### SERVICES AND TENURE

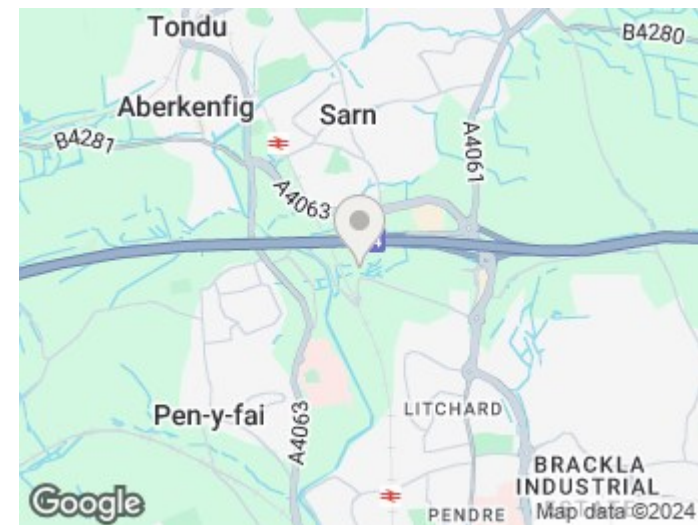
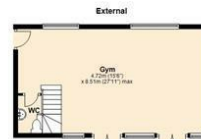
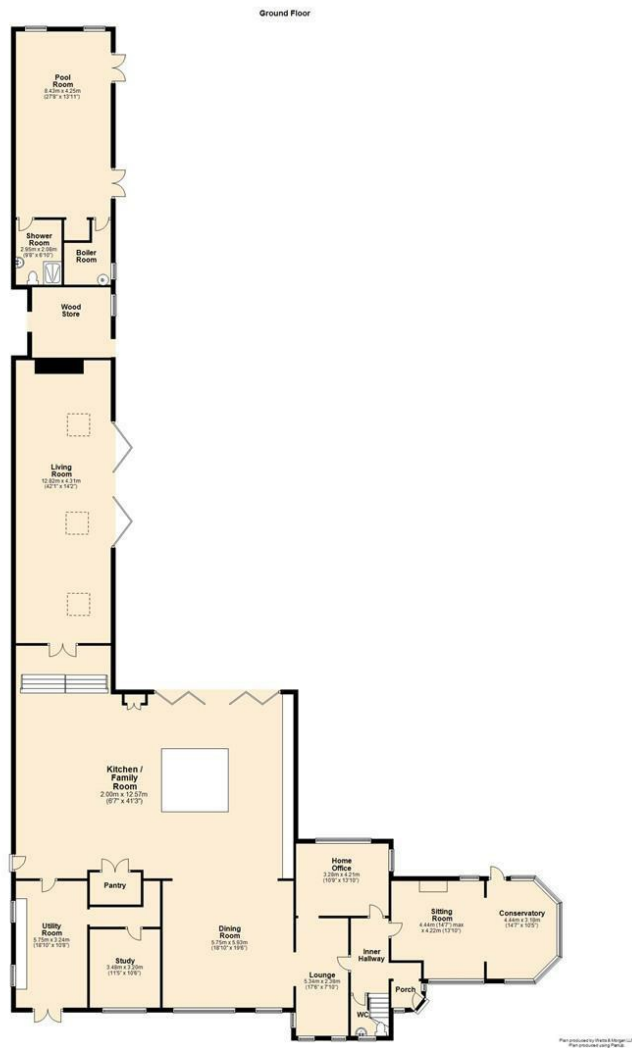
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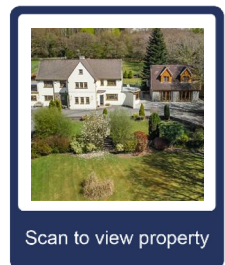
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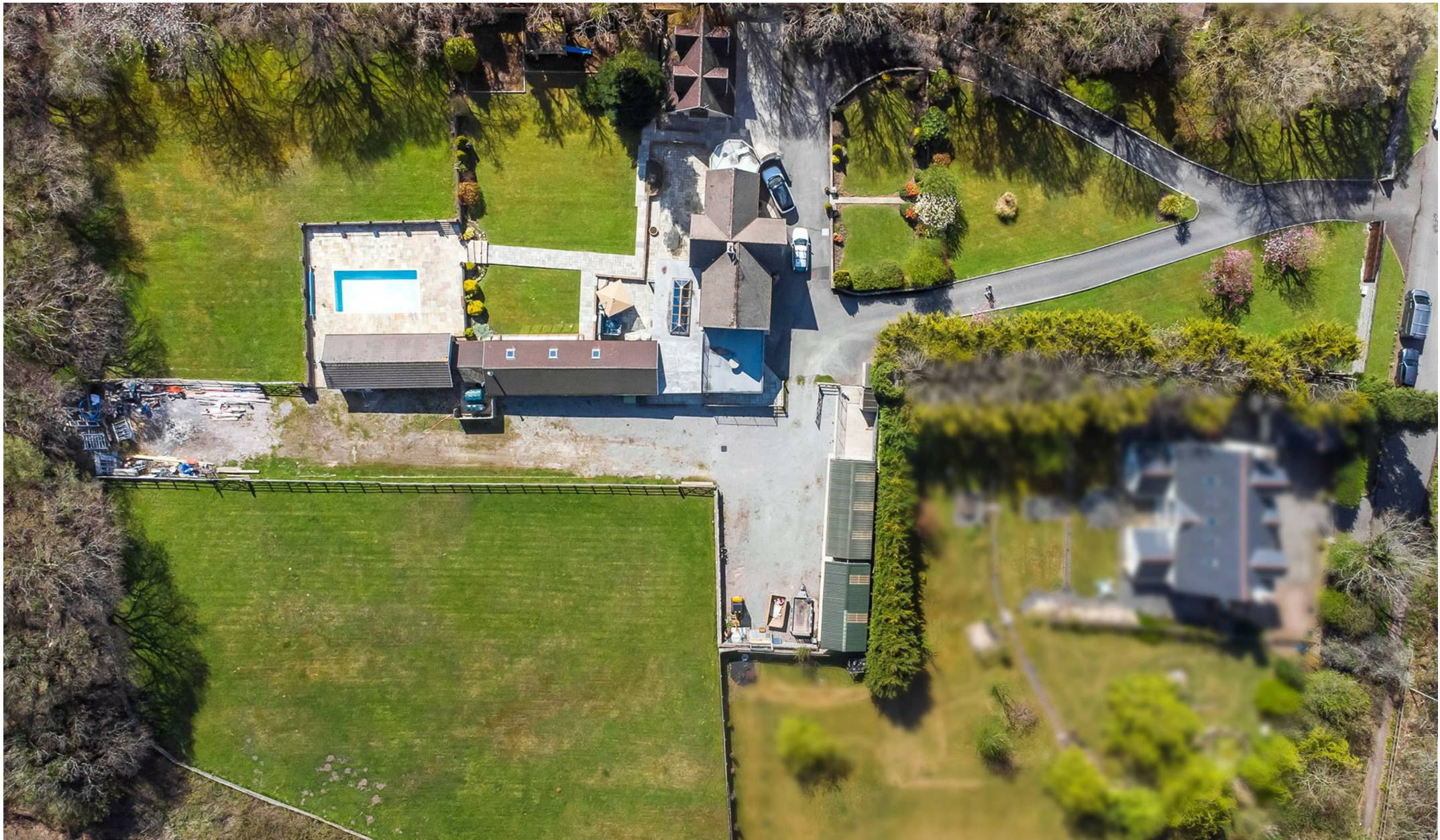


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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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