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Pontannedd House Heol Broom, Maudlam Bridgend

£825,000

 **black**

01656 771600
porthcawl@peteralan.co.uk



About the property

Tucked away up a country lane with open views of the surrounding countryside is this individually built home found within the picturesque and historical village of Mawdlam. This family home offers versatile living with potential for generational living and provides easy access to the neighbouring seaside town of Porthcawl along with Kenfig Nature Reserve with its sand dunes and lake. Transportation links can be found by Rail at Pyle and Motorway at junctions 36 and 37 of the M4. Pontannedd House was built to a high specification by the current owners father during the 1980's and has been lovingly maintained and updated. The accommodation comprises entrance porch leading into a welcoming hallway, a spacious living room with access through to a sun room which leads out onto a covered terrace. There is a study, a cosy sitting room and breakfast kitchen, fitted with a range of high quality units and appliances. A rear hallway provides access to a cloakroom, a large formal dining room and a spacious utility room. On the first floor there are two well-appointed bathrooms and six bedrooms including the master bedroom with built in wardrobes and ensuite shower room. The second bedroom provides access on to the wrap around balcony offering commanding views over the neighbouring countryside and fields. The gated driveway leads to the double garage and offers ample off road parking. The wrap around gardens are well stocked with a variety of planting and lawn along with mature trees.

Accommodation

Entrance Porch

Hallway

Living Room

26' x 13' 5" (7.92m x 4.09m)

Sun Room

23' 2" x 9' 3" (7.06m x 2.82m)

Study / Home Office

11' 4" x 9' 5" (3.45m x 2.87m)

Sitting Room

11' 9" x 10' 1" (3.58m x 3.07m)

Kitchen / Breakfast Room

13' 8" x 11' 3" (4.17m x 3.43m)

Inner Hallway

Cloakroom

Dining Room

18' x 15' 2" (5.49m x 4.62m)

Utility Room

14' x 9' 9" (4.27m x 2.97m)





Landing

Master Bedroom

13' 7" x 13' 5" (4.14m x 4.09m)

En-Suite Shower Room

Bedroom Two

12' 9" x 6' 6" (3.89m x 1.98m)

Bathroom

9' 6" x 8' 1" (2.90m x 2.46m)

Bedroom Three

10' 10" x 9' 1" (3.30m x 2.77m)

Bedroom Four

13' 3" x 9' 3" (4.04m x 2.82m)

Bedroom Five

12' 9" x 7' 2" (3.89m x 2.18m)

Bedroom Six

12' 9" x 7' 2" (3.89m x 2.18m)

Bathroom

10' 6" x 9' 2" (3.20m x 2.79m)



Balcony

Double Garage

Storage Room











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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