



Tir-y-Dail, St. Mary Hill - CF35 5BY
Bridgend

£850,000

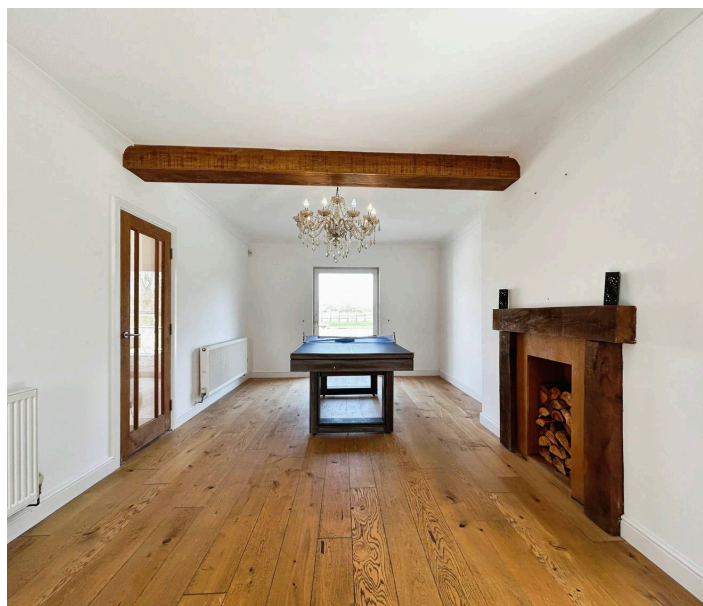
Tir-y-Dail

St. Mary Hill, Bridgend

Discover an impressive four/five-bedroom detached house nestled in a desirable semi-rural. Set within 1.83 acres of beautiful residential land, this spacious property offers the perfect blend of countryside tranquility and modern living, complemented by equestrian facilities, including stables with power and water. With no chain involved, this stunning home is ready for you to move in and start enjoying the peaceful surroundings and generous accommodation on offer. This property is ideally suited to extended families who want to live together but retaining their own individual space. The ground floor benefits from a generous open plan kitchen, lounge, and dining area that serves as the heart of the home. This thoughtfully designed space creates a welcoming environment for family gatherings and entertaining friends, while large windows allow natural light to flood in, enhancing the bright and airy feel. The layout flows effortlessly, connecting the modern kitchen with the comfortable lounge and dining sections, providing flexibility for everyday living and special occasions alike.

The first floor boasts four bedrooms, designed with family comfort in mind, including two bathrooms alongside a convenient downstairs w.c., ensuring ample facilities for everyone. A separate shower room adds extra convenience for busy mornings and guests. Complementing the bedrooms are four versatile reception rooms, perfect for creating a home office, playroom, or additional living spaces tailored to your personal requirements.

- Impressive four/five bedroom detached house, NO CHAIN
- Set within 1.83 acres residential land



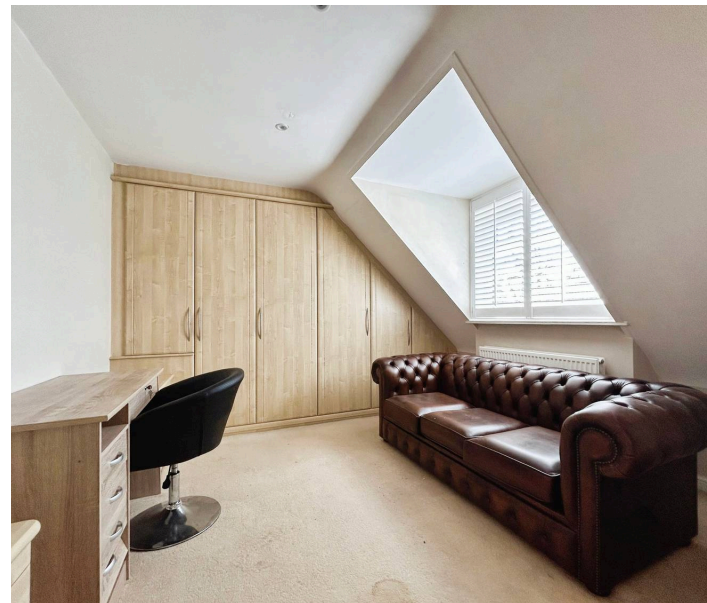
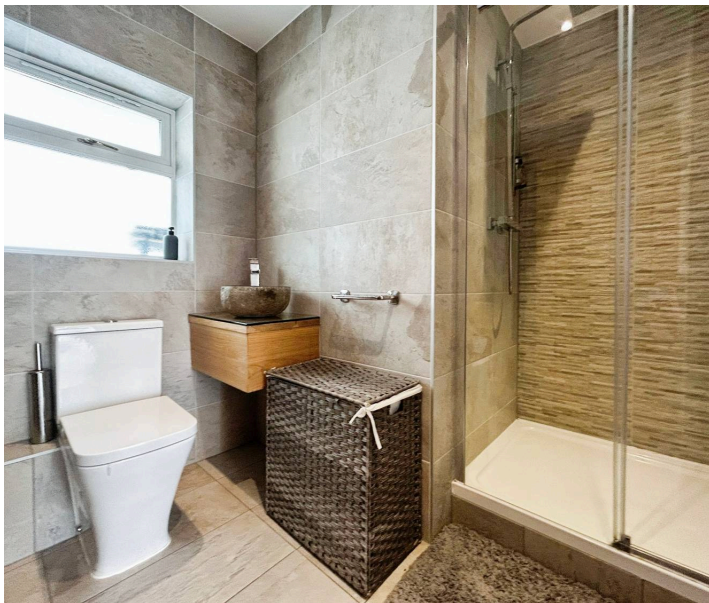


Outside, the expansive grounds envelop the property, featuring a low maintenance garden that offers privacy and space to relax or entertain in a tranquil setting. For equestrian enthusiasts, the stables equipped with power and water provide an outstanding facility, while the generous land area presents opportunities for grazing or further development subject to planning consent. Fishing rights add a unique and enticing extra to this already exceptional property, catering to those who appreciate outdoor pursuits in a serene environment. Ample off-road parking is available to accommodate multiple vehicles, ensuring convenience for both residents and visitors. Although EPC rated E and falling under Council Tax bands B and D (reflecting 2 listings), the home provides an excellent opportunity for those seeking a spacious, detached property with unique rural attributes without compromising on comfort or accessibility. Positioned in a sought-after semi-rural community, this property offers easy access to local amenities and transport links while granting the peace and privacy of country living.

This detached family home represents a rare opportunity to acquire a versatile residence with superb equestrian and recreational features in a picturesque location. Whether you are looking for a home with space to grow or an idyllic countryside retreat with outstanding facilities, this property has it all. Early viewing is highly recommended to fully appreciate the combination of style, practicality, and lifestyle benefits waiting to be enjoyed at St Mary Hill. Don't miss the chance to secure this exceptional home with no onward chain and make it your own.

Entrance Hall/ Dining Area

6.70m x 3.70m (22' 0" x 12' 2") Via double composite doors into the entrance hall/dining room/games room. PVCu double glazed full height door leading out to the rear garden and finished with emulsioned and coved ceiling with exposed mock beam, central chandelier, emulsioned walls, skirting and solid oak floor. Feature mock fireplace with oak mantel. Door through to hallway and arch through to separate hallway.



Hall

Emulsioned and covered ceiling, central ceiling rose, chandelier, emulsioned walls, skirting and solid oak floor. Floor to ceiling large picture PVCu double glazed window. Stairs to the first floor. Under stairs storage. Door through to reception room

W.C.

PVCu frosted glazed window to the rear, light fitting, emulsioned and covered ceiling, wall mounted extractor, full height ceramic tiles to the wall and to the floor. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and vanity unit. Wall mounted heated chrome towel rail.

Reception 2/ Study

3.50m x 3.0m (11' 6" x 9' 10") Overlooking the front via PVCu double glazed window with fitted shutters and finished with emulsioned and covered ceiling, central chandelier, emulsioned walls, radiator, skirting and fitted carpet. Door through to the open plan kitchen/living/dining.

Open plan Kitchen/Diner/Living

3.90m x 5.80m (12' 10" x 19' 0") T shaped open plan kitchen/diner/living. Fabulous views overlooking fields, stables and the rear garden via PVCu double glazed window and finished with emulsioned and covered ceiling, recessed LED spot lights, chandelier, emulsioned walls, skirting and wood effect ceramic tiled floor. A range of base and wall mounted units in white with bronze handles and a complementary roll top granite work surface. Inset sink with swan neck instant hot water tap and moulded drainer with splash back plinth. Integrated induction hob with built in extractor hood and glass splash back. Glass display cabinets. Two waist height BOSCH electric cookers with warming tray and integral full height fridge. Central island with inset circular sink with mixer tap and modern vertical radiator. Access into the boot room.

Kitchen/Breakfast room

5.05m x 3.60m (16' 7" x 11' 10") Dual aspect natural light via PVCu double glazed windows to the side and the rear both with fitted blinds and finished with emulsioned ceiling with two sets of spot lights, emulsioned walls, skirting and wood effect vinyl flooring. A range of base and wall mounted kitchen units with a roll top work surface and ceramic tiles to the splash back housing an inset one and half basin sink with mixer tap and drainer. Double waist height integrated oven with food warmer and integrated ceramic hob and built in extractor hood. Part glazed PVCu door leading to the utility room.

Utility

Polycarbonate lean to roof, PVCu double glazed window, full height frosted PVCu door and vinyl flooring. Plumbing for automatic washing machine, space for tumble and door leading to the outside.

Bar area

Part glazed PVCu door leading to the side with central light fitting, emulsioned and covered ceiling, emulsioned walls, skirting and ceramic tiled flooring. Integrated fridge/freezer with built in DRY BAR. Door leading to the w.c.

Second Hall

Under stairs fitted storage cupboard, PVCu double glazed full height picture window to the front, stairs with fitted carpet and modern glazed and oak balustrade to the first floor.

Shower Room 1

PVCu frosted glazed window to the rear, ceiling mounted extractor, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite comprising w.c. large walk in shower with fully glazed doors housing a plumbed shower with hand attachment and rainwater head and a counter top basin with chrome water fall tap. Wall mounted heated chrome towel rail incorporating a central mirror.

Lounge/Dining

9.00m x 3.50m (29' 6" x 11' 6") Triple aspect natural light via PVCu double glazed window to the front with fitted shutters, PVCu double glazed French doors leading out to the rear and PVCu French doors to the side with side glazed panels and two further PVCu double glazed sash style windows. Finished with emulsioned and covered ceiling, two matching ceiling roses with chandeliers, emulsioned walls, skirting and ceramic tiled flooring. Ample space for living and dining room furniture.

Landing

Via stairs with fitted carpet and modern glazed and oak finished balustrade. Emulsioned ceiling with central ceiling rose and light fitting, emulsioned walls, skirting and fitted carpet. Two fitted storage areas.

Family Bathroom

PVCu double glazed window overlooking the rear, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome waterfall tap with vanity unit below and p shaped bath with chrome waterfall tap and over bath plumbed shower and side glazed screen. Wall mounted heated chrome towel rail and wall lights.

Master Bedroom

5.0m x 3.60m (16' 5" x 11' 10") Dual aspect natural light via PVCu double glazed windows overlooking the front and the side of the property boasting views of the river and the flowing fields. Fitted shutters. Finished with emulsioned ceiling, central chandelier, emulsioned walls, skirting and fitted carpet. Floor to ceiling fitted storage including wardrobes, chest of drawers and bedside tables. Door leading into loft eaves storage.

Dressing Room

2.90m x 3.50m (9' 6" x 11' 6") Overlooking the rear via PVCu double glazed picture window and finished with emulsioned ceiling, central ceiling rose and light fitting, emulsioned walls, skirting and fitted carpet. Two fitted storage cupboards with hanging rails and shelving. Doorway through to bedroom one.

Bedroom 2

4.0m x 2.65m (13' 1" x 8' 8") Overlooking the front via PVCu double glazed window with views of the river, and surrounding countryside. Fitted shutters and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Storage into the eaves, wall to wall floor to ceiling fitted storage/wardrobes with additional bedside tables with access to both bathrooms.

Bedroom 3

2.75m x 3.10m (9' 0" x 10' 2") Double glazed velux skylight with fitted blind, emulsioned ceiling with light fitting, emulsioned walls, skirting and fitted carpet. Two fitted storage cupboards with hanging rails and shelving. Doorway leading to the second hallway.

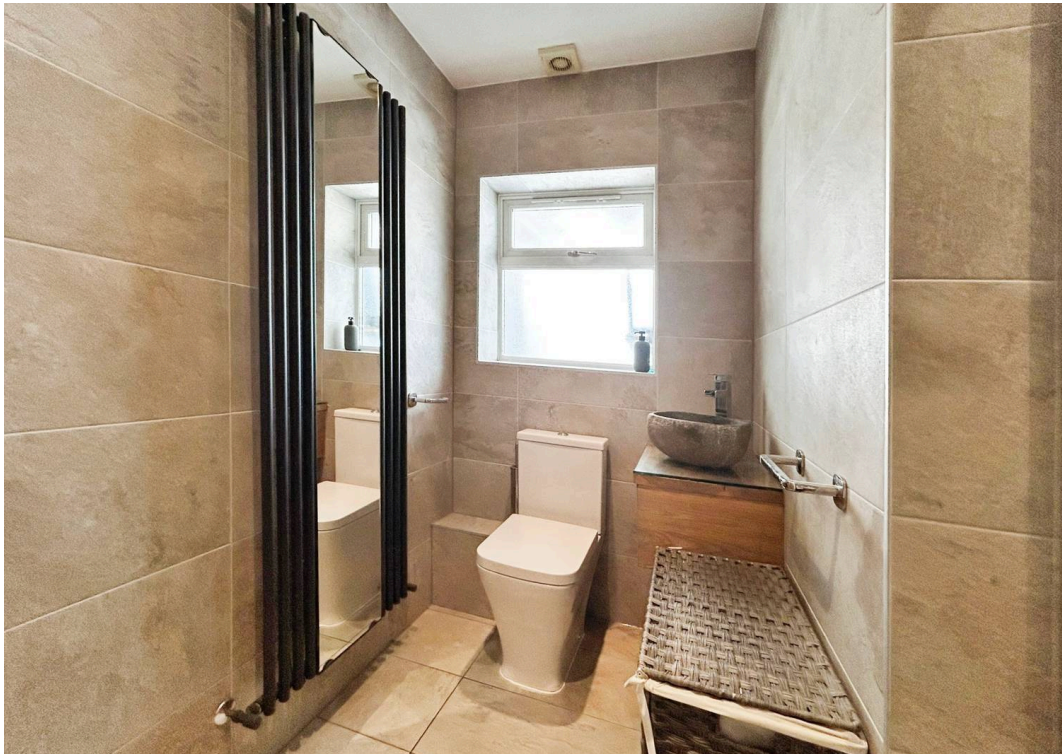
Bedroom 4

3.60m x 3.60m (11' 10" x 11' 10") Dual aspect natural light via PVCu double glazed windows overlooking the the river both with fitted shutters and finished with emulsioned ceiling with central light fitting, emulsioned walls, skirting and fitted carpet. Two fitted storage cupboards with hanging rails.

Shower Room 2

Double glazed velux skylight, central light fitting, emulsioned ceiling, ceramic tiles to the walls and to the floor and radiator. Three piece suite in white comprising w.c. wash hand basin and separate shower cubicle with concertina glazed doors housing a wall mounted electric shower.







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