Brynteg, Bryndu, Hendre Road

Bridgend, CF35 6PU

Watts & Morgan

Brynteg, Bryndu, Hendre Road

Pencoed, Bridgend CF35 6PU

£725,000 Freehold

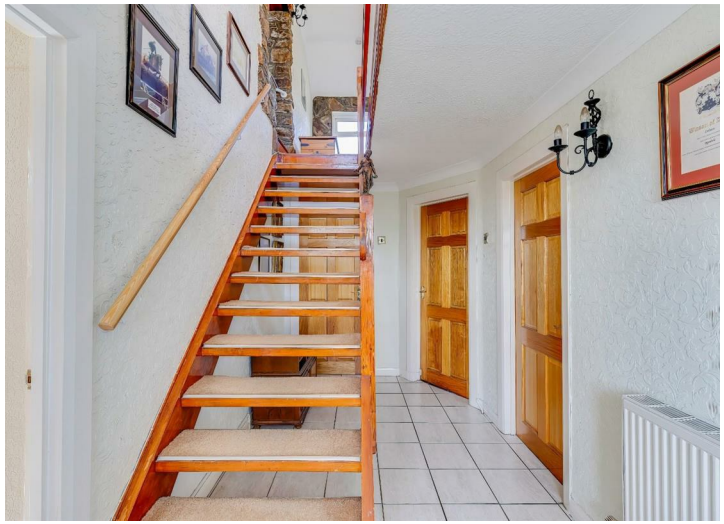
4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A superb four-bedroom detached property set on a generous 3.75-acre plot, offering huge potential and positioned in a truly scenic setting overlooking common land and surrounded by open farmland. Located just a short drive from Pencoed Village — with its train station, shops and amenities — the property also provides excellent access to J35 of the M4 motorway. The accommodation comprises an entrance hallway, living room, dining room, WC, kitchen/breakfast room, utility area and separate utility room. To the first floor, there are four double bedrooms, a family bathroom and a separate shower room. Externally, the impressive 3.75-acre plot includes a driveway with ample parking, a double garage, an enclosed wraparound garden, a 3-acre field, multiple outbuildings and stables — offering exceptional scope for a variety of uses.

Directions

* Bridgend Town Centre -4.5 Miles * J35 of the M4 - 1.8 Miles * Cardiff City Centre - 18.4 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into a welcoming main hallway with tiled flooring and a staircase rising to the first-floor landing. The main living room is a spacious reception area featuring two front-facing windows, continuation of the tiled flooring, exposed ceiling beams and a charming stone fireplace housing a wood-burning stove set on a stone hearth. The dining room is a versatile second reception room with carpeted flooring and windows to both the front and side aspects. The ground-floor cloakroom is fitted with a two-piece suite comprising a WC and wash-hand basin, with tiled walls and flooring. Positioned at the rear of the property, the kitchen/breakfast room enjoys a wonderful outlook with windows to the rear and side, offering views over the grounds and beyond. It is fitted with a range of coordinating solid wood wall and base units with complementary work surfaces, tiled flooring and tiled walls. A built-in seating area with additional storage enhances the space. Appliances to remain include a freestanding range oven with gas hob, microwave and dishwasher. There is ample room for a freestanding breakfast table. The kitchen leads into a utility area with further storage, space for appliances, a rear-facing window and a door opening to the garden. A separate utility room provides additional appliance space, a rear window and houses the oil boiler.

The first-floor landing features windows to both the front and rear, offering wonderful views. There is access to two loft hatches with generous loft storage, and doors lead off to all bedrooms. A separate shower room with tiling is also accessed from the landing. Bedroom One is a double bedroom with laminate flooring, built-in wardrobes and a front-facing window. Bedroom Two is a second double bedroom with a rear-facing window. Bedroom Three is another double bedroom with laminate flooring, built-in storage and a front-facing window. Bedroom Four is a spacious room with windows to the front and side aspects. The family bathroom is fitted with a three-piece suite comprising a freestanding bathtub, WC and wash-hand basin set within a vanity unit. The room features tiled flooring, tiled walls, a rear-facing window and a generous built-in storage cupboard.

GARDENS AND GROUNDS

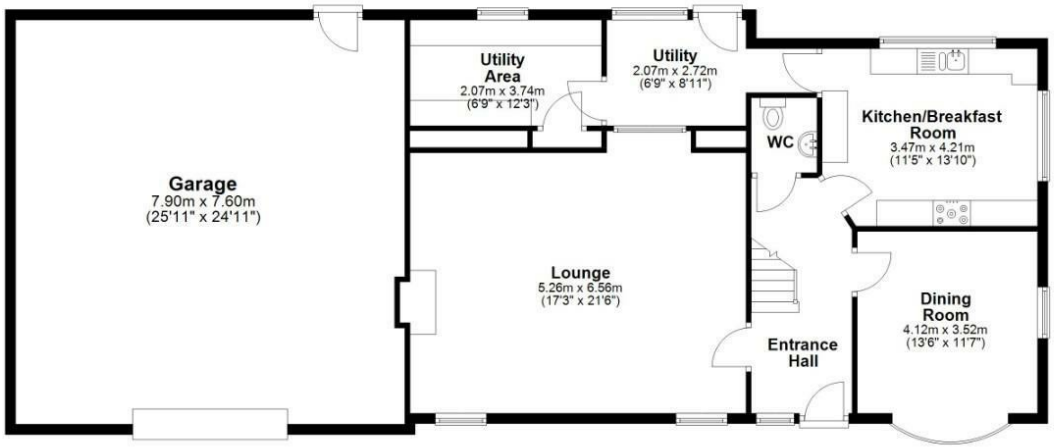
Approached off Hendre Road, Brynteg enjoys a truly idyllic setting, surrounded by common land and open farmland. Sitting on a substantial 3.75-acre plot, the property benefits from a wonderful scenic outlook and exceptional privacy. To the front, a private driveway provides ample off-road parking in front of the double garage, which features three separate store rooms, power, lighting and a rear door opening directly into the garden. The front grounds are paved, with pathways leading around to the side and rear. The rear garden is predominantly laid to lawn and complemented by various paved seating areas, an outdoor water feature, a greenhouse and well-established planting borders. From here, there is access to the adjoining 3-acre field, which includes a stable, shed and a large versatile outbuilding — offering excellent potential for equestrian use, storage or further development (subject to any necessary consents).

ADDITIONAL INFORMATION

Freehold property. Oil boiler, LPG Gas, Cesspit.
EPC Rating "F" Council Tax band "G"

Ground Floor

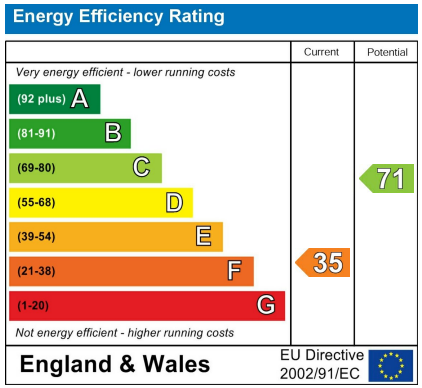
Approx. 150.9 sq. metres (1624.4 sq. feet)

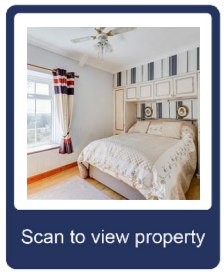


First Floor

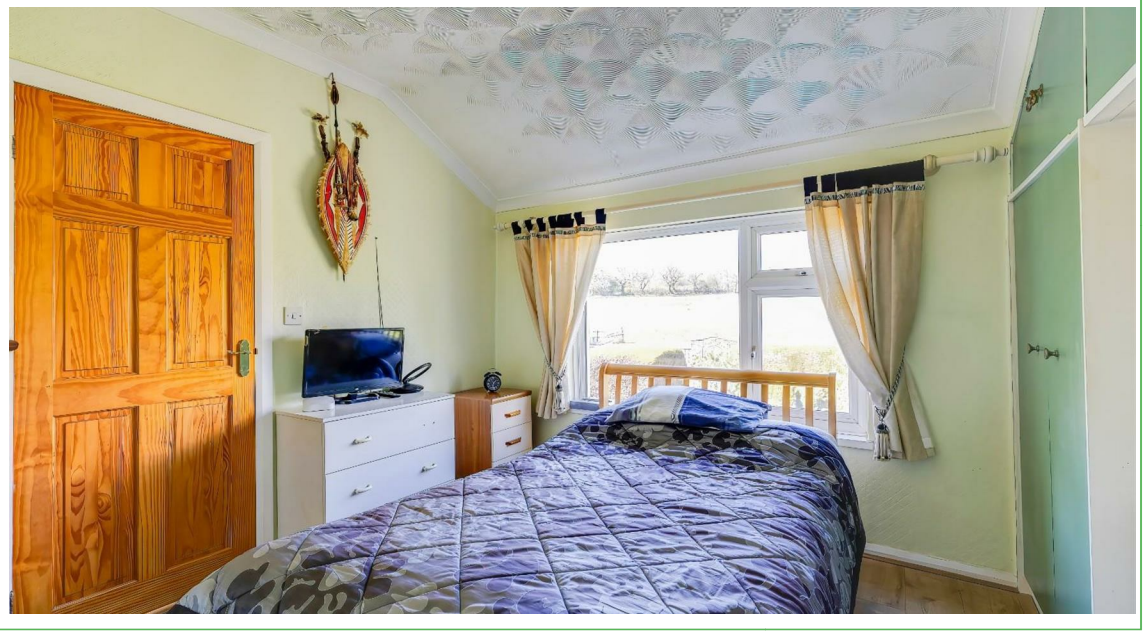
Approx. 82.9 sq. metres (892.4 sq. feet)

Total area: approx. 233.8 sq. metres (2516.9 sq. feet)





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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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