



Cwtch Cottage, 16 Penprysg Road
Pencoed, Bridgend, CF35 6SS





Cwtch Cottage, 16 Penprysg Road Pencoed, Bridgend, CF35 6SS

£185,000 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to present to the market this beautiful two-bedroom stone cottage located within walking distance of Pencoed Town and rail links. Dating back to the early 1800s, tastefully renovated throughout yet retaining many original features. Accommodation comprises; lounge with freestanding feature fire with exposed stone walls, kitchen/diner with integral appliances, rear porch with utility/WC. First floor landing, impressive master bedroom with vaulted ceiling, second bedroom and a contemporary 3-piece shower room. Externally enjoying a low maintenance front garden and a shared footpath leads to a good size rear garden with superb potential. Off-road parking is provided for one vehicle to the rear. No on-going chain. EPC Rating; E.

- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 21.1 miles
- M4 (J35) 0.9 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a composite glazed door into the Lounge which features a central freestanding electric fire set on a slate hearth with original exposed stone wall. Further offering laminate flooring, built in TV bracket and a lovely seating area with box bay window overlooking the front with spotlighting - an ideal reading place. Benefiting from two modern anthracite radiators, a pine staircase with grey fitted carpet leads to the first-floor landing with space provided under stairs for a desk.

An oak sliding barn door leads into the Kitchen/Diner which has been fitted with a range of 'Shaker-style' base units with complimentary laminate work surfaces and matching upstands. A range of integral 'Lamona' appliances to remain to include; slimline dishwasher, 4-ring electric hob with glass splashback, microwave, fan oven with grill and extractor hood. Further benefiting from; a one and a half Belfast style sink unit with uPVC window to the rear elevation, LED plinth lighting and mosaic ceramic floor tiles. Ample space is provided for dining furniture, an alcove fits a freestanding 'Logic' fridge freezer (to remain) and an anthracite vertical radiator. Opening into the Rear Porch which provides a built-in Shaker-Style floor to ceiling cupboard which houses the 'Worcester' gas combi boiler and offers space for cloaks and shoes. Continuation of ceramic floor tiles and a uPVC barn door leads out to the rear access. An oak pocket door provides access into the WC/Utility space.

FIRST FLOOR

The first floor landing enjoys exposed original wooden beams and stone wall with all oak doors leading off.

Bedroom one is a superb kingsized room with vaulted ceiling and exposed original wooden beam, inset ceiling spotlighting, two uPVC windows to the front of the property and modern grey carpet.

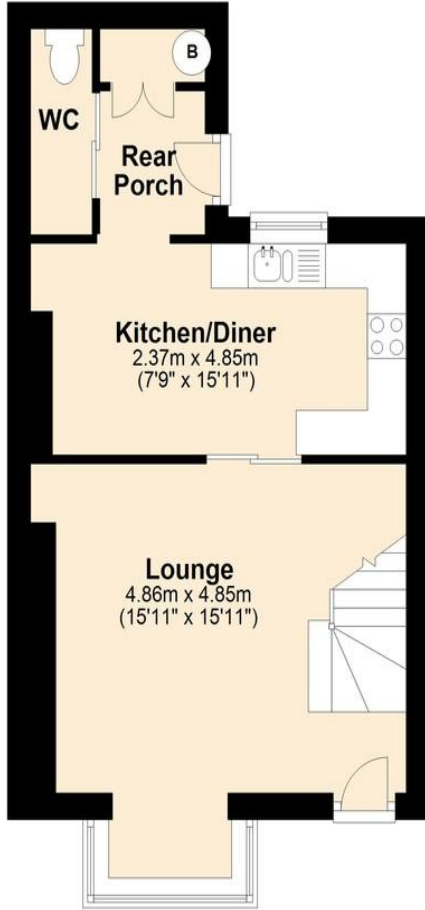
Bedroom two is a comfortable single room neutrally decorated to offer a vaulted ceiling with exposed wooden beam, continuation of grey fitted carpet and a uPVC tilt and turn window to the rear.

The Shower Room has been fitted with a contemporary 3-piece suite comprising; walk-in double shower with rainfall shower/hand-held shower over, large wash-hand basin set within double vanity unit with soft close drawers and a low level WC. Further benefiting from; ceramic tiled wood-effect flooring, two exposed stone walls, uPVC tilt and turn window, touch controlled illuminated mirror and a chrome heated towel rail.



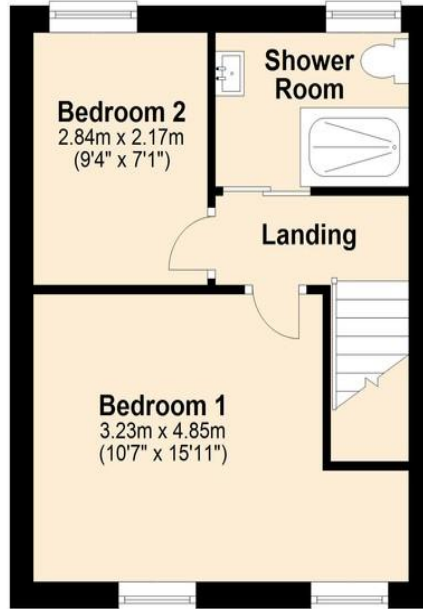
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



Total area: approx. 63.3 sq. metres (681.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.

GARDENS AND GROUNDS

Cwtch Cottage is approached off a shared footpath part enclosed by original stone wall. The low maintenance garden has been laid to astro turf and a front porch canopy area to the front door with LED spotlighting. To the rear of the property access is gained off Penprysg Road leading onto a chipping parking area. A footpath leads to the levelled rear garden which is a superb size offering potential for a landscaped garden/vegetable area set adjacent to the house.

SERVICES, TENURE AND COMMENT

All mains services connected. Freehold.

The shared footpath with neighbour No.18 provides right of access to the private rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

