



The Old Rectory, Bettws,  
Bridgend, CF32 8TB







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**£649,950** Freehold

**7 Bedrooms : 3 Bathrooms : 4 Reception Rooms**

Watts and Morgan are pleased to present to the market this substantial 1800's property occupying a sizable plot, located in the village of Bettws. Within walking distance to local amenities and reputable schools.

Accommodation comprises; entrance porch, hallway, sitting room, living room, dining room, kitchen/breakfast room, utility room, boot room and store. First floor landing, three good sized double bedrooms, a single bedroom, two shower rooms and an extension which offers a self-contained annex with double bedroom, living area and kitchenette. Second floor landing with three double bedrooms and a shower room. Externally enjoying a private gated driveway with space for several vehicles, generous lawned wrap-around gardens with patio area. EPC rating; E.

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## Directions

The property is located off Bettws Road next to the community centre/library opposite Ysgol Gynradd Bettws Primary School. Approached through steel gates onto a private lane.

- |   |                      |            |
|---|----------------------|------------|
| • | Bridgend Town Centre | 5.9 miles  |
| • | Cardiff City Centre  | 23.4 miles |
| • | M4 (J36)             | 3.0 miles  |
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**Your local office: Bridgend**

**T** 01656 644288

**E** [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)







## Summary of Accommodation

### GROUND FLOOR

Entrance via original double timber framed doors into the entrance porch offering original quarry tiled flooring and opens into the generous hallway with continuation of quarry tiled flooring and a carpeted staircase leads to the first floor landing with understairs storage cupboard.

The living room is situated to the front of the property and offers carpeted flooring, a feature open fireplace and timber framed sash windows with original shutters.

The sitting room offers exposed original floorboards, an electric fire set on a marble hearth and uPVC windows to the front/side elevations.

The dining room is a spacious reception room offering exposed original floorboards and timber framed sash windows to the side elevation with original shutters.

The kitchen/breakfast room has been fitted with a range of beach wall and base units with vinyl work surfaces. Integral appliances to remain include double oven and grill, 4-ring electric hob and extractor fan over. Further features include a stainless steel sink unit, uPVC windows to the rear elevation, a wall mounted gas combi boiler, quarry tiled flooring, ample space for freestanding furniture and an additional staircase leads to the first floor landing.

The utility has space for white goods and a courtesy door provides access to the rear garden.

The boot room and converted garage offers ample space for storage/workshop area with WC and leads out to the rear garden.

### FIRST FLOOR

The spacious first floor landing provides a carpeted staircase to the second floor landing with additional staircase leading down to the kitchen.

Bedroom one is a fantastic sized double bedroom offering carpeted flooring, three uPVC windows and space for freestanding furniture.

Bedrooms two and three are spacious double bedrooms offering exposed original floorboards and uPVC windows.

Bedroom four is a comfortable single bedroom offering carpeted flooring and a uPVC window to the front elevation.

Two separate 3-piece shower rooms are offered to this floor.

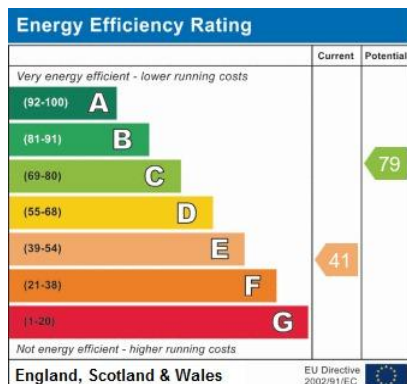
Leading off from the landing is a self-contained annex which provides a double bedroom, living area with carpeted flooring and a kitchenette providing a stainless steel sink unit, uPVC window and space for dining room furniture.

### SECOND FLOOR

The second floor landing offers a timber framed sash window and cupboard for storage.

Three further double bedrooms are offered to this floor enjoying original beams and have the benefit of a shower room fitted with a 3-piece suite.





The Rectory  
Total Area: 366.2 m<sup>2</sup> ... 3942 ft<sup>2</sup> (Excluding Porch)  
All measurements are approximate and for display purposes only

## GARDENS AND GROUNDS

The Old Rectory is accessed off Bettws Road onto a private lane via wrought iron gates to a generous driveway with space for several vehicles. The property is situated on a sizeable private plot with wrap around lawned gardens offering a variety of mature shrubs and trees with patio area, vegetable patch, shed and additional hardstanding for caravan, etc.

## SERVICES AND TENURE

All mains services connected. Freehold.



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.wales](mailto:bridgend@wattsandmorgan.wales)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



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[wattsandmorgan.wales](http://wattsandmorgan.wales)

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