



Poultry Farm, Cildauby Road
Coytrahen, Bridgend, CF32 0DL

WATTS & MORGAN 160
YEARS



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£725,000 Freehold

5 Bedrooms : 3 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to offer an opportunity to acquire a detached 4/5 bedroom property offering superb elevated views over Coytrahen and surrounding countryside. Enjoying wrap around gardens totalling 8 acres and a bespoke purpose-built gym/home office. Within close proximity to J36 of the M4, McArthur Glen Retail Outlet and reputable schools. Accommodation comprises; entrance hallway, open plan living accommodation to include; living room with feature wood burner, kitchen/dining room with appliances, utility/WC and separate lounge. Ground floor master suite with dressing room/bedroom 5 and shower room. First floor landing offering three further double bedrooms - one with en-suite and a modern 3-piece family bathroom. Externally offering a composite decked balcony with far-reaching views, separate paddock, patio areas, several outbuildings and double garage. Viewing highly recommended. EPC Rating; C.

- Bridgend Town Centre 4.1 miles
- Cardiff City Centre 24.3 miles
- M4 (J36) 3.0 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite glazed door into the welcoming hallway presenting a carpeted staircase to first floor landing with glass balustrade and understairs storage cupboard, and ceramic floor tiles. Leading into the open plan living accommodation comprising; living room with central feature freestanding wood burner with oak mantle set on a slate hearth, continuation of ceramic floor tiles and bi-folding doors open out onto the composite decked balcony which is enclosed via glass balustrade enjoying far-reaching views over countryside.

The kitchen/dining room has been fitted with a quality two-tone kitchen with pantry cupboard, co-ordinating central island wrapping around into breakfast bar, granite work surfaces, upstands and sills. A range of appliances to remain include; freestanding 'Range Master' cooker with 5-ring induction hob, double oven, grill and plate warmer, tall fridge freezer and dishwasher. Further benefits include; a dual Belfast sink with chrome mixer tap over and three uPVC windows to the front of the property.

A courtesy door leads into the lounge which forms part of the new extension - a light and airy room offering a large uPVC window to the rear elevation with views over grounds. The feature to this room is the large skylight and carpeted flooring.

An inner hallway leads into a utility room with additional base units, work surface area and sink unit; and a 2-piece oak room/WC. To the west of the ground floor lies the master suite comprising; king size bedroom with two uPVC windows to the rear elevation and space for freestanding bedroom furniture. Directly next to this room is another double bedroom which is currently utilised as a dressing room; and a 3-piece fully tiled shower room offers a walk-in double shower. An airing cupboard houses the hot water tank.

FIRST FLOOR

The first floor presents a good size double room with dual aspect offering wood panelled walls, inset ceiling spotlights and eaves storage. Two further double bedrooms are presented to this floor, both neutrally decorated offering carpeted flooring and one offering a modern 3-piece shower room.

The family bathroom has been fitted with a contemporary 3-piece white suite comprising; dual ended bath with hand-held shower over and brick-effect tiled splashback, wall mounted wash-hand basin set within a vanity unit and WC. Benefiting from; a velux window to the rear elevation and a chrome heated towel rail.

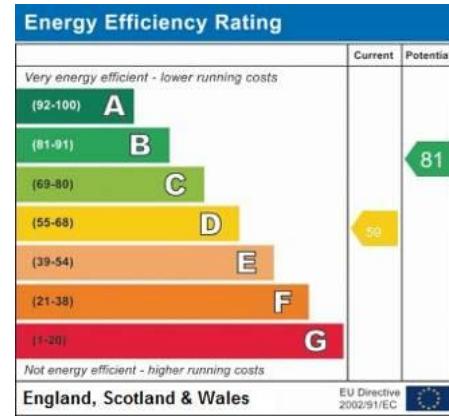


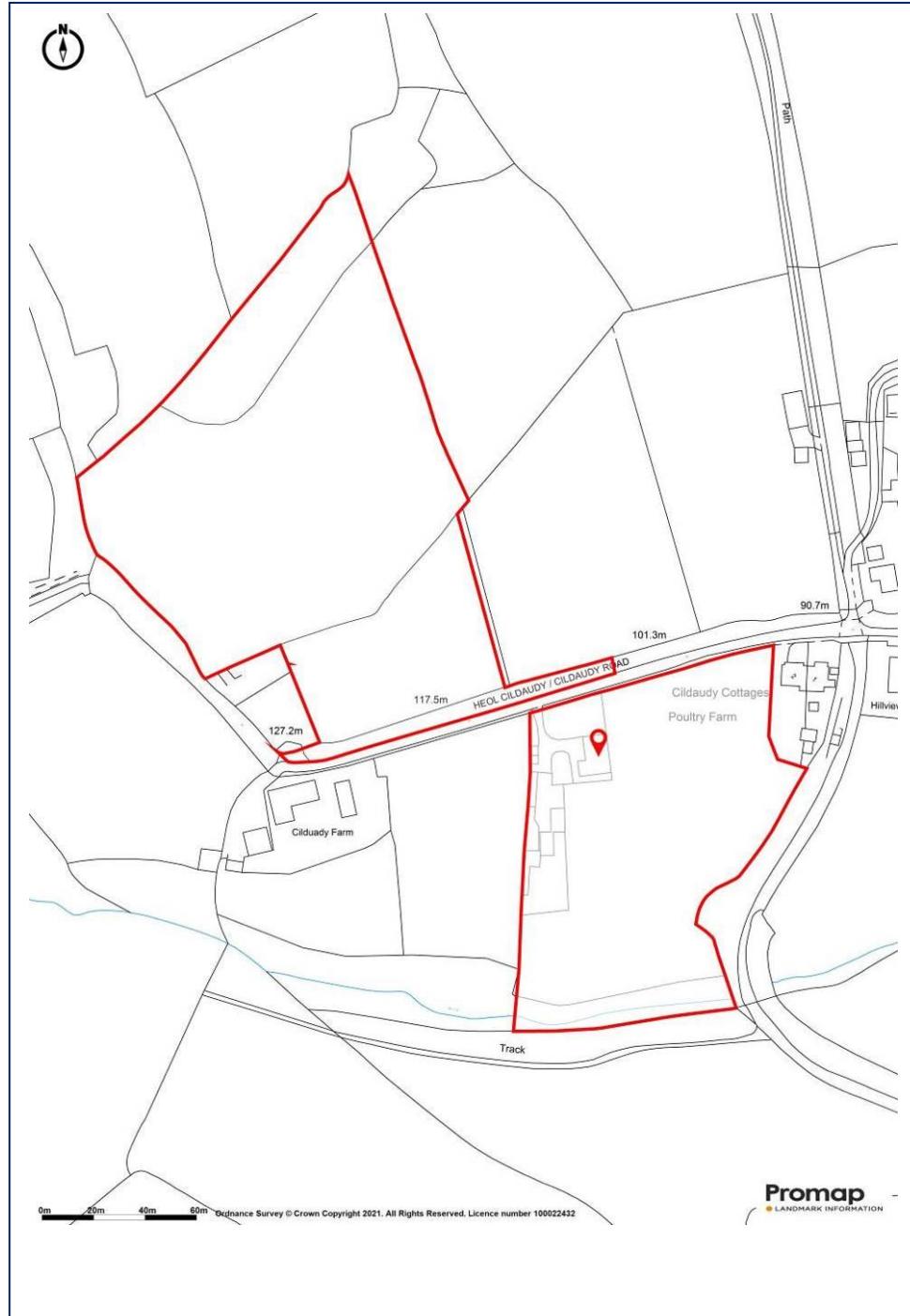
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



SERVICES AND TENURE

Oil fired central heating and cesspit drainage.
Mains water. Freehold.





GARDENS AND GROUNDS

Poultry Farm is accessed via dual electric gates with video intercom system onto a large block paved our driveway offering parking for several vehicles leading to a double garage.

To the front of the property is a large flags tone patio part enclosed via glass balustrade and shrub borders and a composite decked balcony wraps around the whole of the ground floor - which is ideal for alfresco dining to enjoy the peaceful countryside views. The gardens have to offer several outbuildings - mostly corrugated steel storage sheds and dog kennel; and a superb detached purpose-built wood dadded/tiled gym/home office with sliding doors, full power supply and a place to really enjoy the distant views.

The property enjoys approx. 8 acres of land predominantly lawned gardens, bordering the boundary of the forestry with small stream.

Furthermore, adjacent to the property on offer is a separate paddock currently used for grazing sheep.



**Bridgend**

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