



Prenper, Rogers Lane
Llangewydd, Bridgend, CF32 0EU



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£439,950 Freehold

2 Bedrooms : 2 Bathrooms : 5 Reception Rooms

Watts & Morgan are pleased to present to the market a unique property situated within half an acre of mature gardens in a semi-rural location. Being sold with no-ongoing chain, the extended accommodation comprises; entrance hall, kitchen/breakfast room, dining room, lounge, sitting room, two double bedrooms, family bathroom, sizeable conservatory, garden room, utility room and ground floor shower room. First floor loft room. Externally the property benefits from a substantial private driveway, triple garage and mature gardens enjoying open countryside views.

EPC Rating; 'F'.

Directions

- Bridgend Town Centre 4.3 miles
- Cardiff City Centre 23.0 miles
- M4 (J36) 4.5 miles

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a uPVC sun-room into the entrance hallway featuring tiled flooring and a built-in cupboard with shelving.

The kitchen/breakfast room has been comprehensively fitted with a range of shaker style wall and base units with quartz work surfaces. Integral appliances to remain include; 'Zanussi' freestanding electric double oven and hob with extractor fan above, low-level fridge and freezer. Other features include; Belfast double sink, ceramic wood-effect tiled flooring, uPVC double doors opening into the conservatory. The kitchen offers space for a breakfast table and benefits from a walk-in pantry cupboard with shelving and uPVC window to the rear elevation.

The lounge is a sizable reception room with uPVC windows and door overlooking the gardens and grounds. The lounge features wood-effect tiled flooring and a central gas fireplace.

The spacious dining room features uPVC windows to the rear and side elevations. Offering wood parquet flooring and a central wood burning stove set on a slate hearth. The dining room offers ample space for freestanding furniture and an internal dining hatch.

The utility room features base units with stainless sink, uPVC internal window, ceramic floor tiles and wall mounted 'Valiant' combi boiler.

The wet room has been fitted with a 3-piece white suite comprising low level WC, bidet, pedestal sink and walk-in shower. Other features include; floor to ceiling tiles, uPVC windows to the front and side elevations, wall mounted towel radiator and access to loft hatch.

The sitting room is a versatile reception room with half-turn staircase to first floor loft room. It features uPVC windows and French doors, wood-effect tiled flooring and a central open fireplace.

The large conservatory/garden room features French doors leading out onto a raised patio area and ceramic floor tiles.

The garden room acts as an internal passageway to the triple garage with bi-fold uPVC doors and ceramic floor tiles.

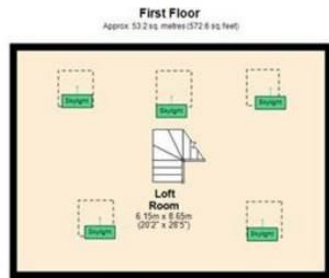
Bedroom One is a double bedroom with uPVC window to the side elevation, exposed floorboards and built-in wardrobes with overhead storage.

Bedroom Two is a further double bedroom with uPVC window to the rear elevation, exposed floorboards and built-in triple wardrobes.

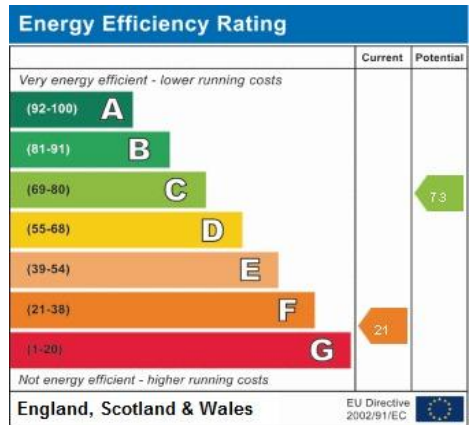
The family bathroom has been fitted with a 3-piece white suite comprising; low-level dual flush WC, wall mounted sink inset within vanity unit and built-in bath with shower facility over. Other features include; uPVC obscured glazed window, chrome heated towel radiator and exposed floorboards.

FIRST FLOOR

The loft room is a sizeable, converted loft with Velux windows and carpeted flooring offering versatility.



Main area: Approx. 281.6 sq. metres (3030.7 sq. feet)
 Plus garages: approx. 48.9 sq. metres (526.7 sq. feet)
 All measurements are approximate and for clarity purposes only.
 Plans provided using Planit.

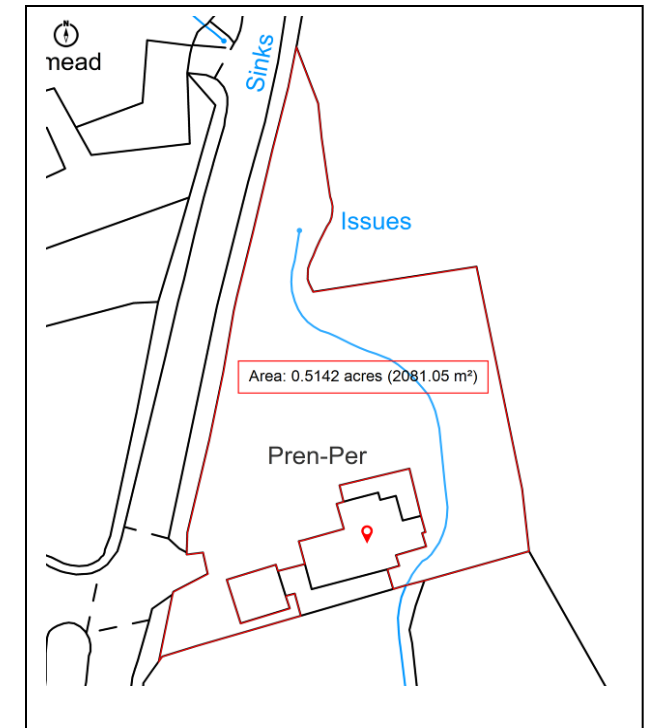


GARDENS AND GROUNDS

Preper is approached off the road onto a private driveway with parking for several vehicles. The triple garage offers electric operated doors, internal courtyard door and uPVC windows to the rear elevation. It offers great potential for conversion into ancillary accommodation subject to necessary consent. The property is situated within half an acre of mature gardens enjoying open countryside elevated views, mature trees and a stream. It benefits from a variety of sheds/summerhouses/greenhouses.

SERVICES, TENURE

LPG Gas, mains water and electric, cesspit drainage. 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.

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