



The Stables,
Maudlam, Bridgend, CF33 4PH





The Stables, Maudlam, Bridgend, CF33 4PH

£1,350,000 Freehold

4 Bedrooms : 3 Bathrooms : 3 Reception Rooms

Watts and Morgan are delighted to offer this unique opportunity to purchase an impressive contemporary property set within a gated residence offering 3.9 acres of land with separate equestrian facilities backing on to fields and far-reaching sea views. This newly built property is situated in a quiet sought-after location within proximity; a 13th century church and two well established public houses. Within a short walk to Kenfig Nature Reserve and Glamorgan's largest natural lake and various riding routes over one of Wales top sand dune reserves right from your doorstep. Conveniently located within a short drive of junction 37 of the M4 situated between Cardiff and Swansea. The accommodation comprises; grand entrance hallway, lounge, utility, kitchen/dining room, office, second reception room, WC. First floor landing, master suite with walk-in wardrobes, balcony and en-suite shower room, two double bedrooms with Jack and Jill en-suite, further bedroom and 4-piece family bathroom.

Directions

- Bridgend Town Centre 0.0 miles
- Cardiff City Centre 0.0 miles
- M4 (J36) 0.0 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via double aluminum doors leading into the grand hallway, 'Porcelanosa' porcelain tiled flooring has been fitted throughout the ground floor with under floor heating. The hallway features a galleried landing, large internal cupboard and exposed solid walnut/glass staircase leading up to the first floor landing. The lounge is fitted with carpeted flooring a built-in media wall with fireplace and wiring has been made available to add a built-in TV, and enjoys dual aspect aluminum bi-folding doors leading to the rear garden. The downstairs WC which includes sensor lighting, has been fitted with a 2-piece suite comprising of wash-hand basin set within vanity unit, and a wall hung 'Porcelanosa' WC. The sitting room features karndean flooring, three feature windows and electronically operated Velux skylight windows and a courtesy door to the double garage. The study, a generous size has raised sockets and data points and overlooks the rear garden. The kitchen/dining room enjoys open plan living with a continuation of the porcelain tiled floors, double patio doors to the front and bi-folding doors to the rear garden. The kitchen has been comprehensively fitted with high gloss wall and base units, a separate island with granite worksurfaces, pop up sockets and wireless phone charger. Integral appliances to include 5-ring electric 'AEG' induction hob, integral oven, grill, microwave, coffee machine, two warming drawers, full length integral fridge and freezer, extractor fan and integral 'AEG' dishwasher. The kitchen further features under-cupboard lighting throughout and stainless steel 'Quooker' tap. The dining space has a media unit with a 50 inch TV to be included. The utility has been fitted with a range of high gloss wall and base units, integral appliances to remain include 'Hotpoint' washing machine. Under-cupboard lighting, and further plumbing has been provided.

FIRST FLOOR

The impressive galleried landing with three feature windows lights up the property, all four bedrooms have fitted carpet, and the bathrooms benefit from Porcelanosa porcelain tiles. The master suite is a spacious bedroom, bi-folding aluminum doors to the rear elevation leading out onto a private balcony with far reaching sea views. It includes a large bespoke walk-in wardrobe fitted with dressing area including walnut storage units. The en-suite shower room comprises, double walk-in shower cubicle with shower over, aluminum towel radiator, double wash-hand basin set within vanity unit, WC and window to the rear elevation. The family bathroom has been fitted with a 4-piece suite comprising a double shower cubicle, freestanding bath with floor mounted mixer tap, wash-hand basin set within vanity unit and WC. Bedroom two is a double bedroom overlooking the front elevation and vaulted ceilings with spotlighting leads into a 'Jack & Jill' en-suite bathroom with a double shower cubicle, WC and wash-hand basin set within vanity unit. Bedroom three, further double bedroom with access to the 'Jack & Jill' en-suite bathroom, also enjoys a 'Juliette' balcony with rear views. Bedroom four has a window overlooking the rear elevation and built-in wardrobes.





Total area: approx. 425.0 sq. metres (4574.2 sq. feet)

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

GARDENS AND GROUNDS

'The Stables' set within a quiet village and accessed via electric gates onto a sweeping cobble block driveway providing ample parking for several vehicles. Beyond is a double garage with electric door that benefits from a resin floor and a door to the main house with electronic keypad entry for added security. The garage has potential to be converted to an annex (subject to planning). The rear garden features a porcelain tiled patio area ideal for outdoor furniture and entertaining and a raised decked area featuring an in-built hot tub with bespoke seating area (included with property) The land to the rear of the property stretches to 3.9 acres and is perfect for grazing and equestrian use.

STABLE BLOCK

The impressive bespoke timber built stable block manufactured by 'Scotts of Thrapston' features a tack room, feed room, hay storage barn and five stables all with rubber matting and automatic water drinkers. Two gates provide access out on to the adjoining land.

SERVICES AND TENURE

Freehold. All Mains Connected. FTTP Fibre broadband installed, alarm system and full CAT 6 data wiring.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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

