

propertyplus

for sale

Detached House - Bridgend

£575,000

Property Reference: PP11083



Looking for a delightful, spacious, detached, character home, situated in a peaceful, rural location surrounded by beautiful nature and wildlife, this property could be for you. No onward chain!



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Call Free 0800 043 7300

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Looking for a delightful, spacious, detached, character home, situated in a peaceful, rural location surrounded by beautiful nature and wildlife, this property could be for you. We are delighted to offer to the market this unique, four bedroom, family home with much history, situated in this idyllic picturesque location while still offering easy access to all amenities and facilities in the nearby villages and towns. We understand Glyncoch House has had a varied past. Originally two cottages dating from around 1840s which then became an Inn when the railway was opened and collieries developed in the village of Gilfach Goch. All traces of its former use have now disappeared with it now being an impressive residential family home surrounded by outstanding landscaped mature gardens with vegetable plots, fruit trees, patio area, pony paddock with shelter together with detached former two storey coach house, currently used as large garage/workshop storage which offers enormous potential for conversion to Granny annex or maybe Air BnB, subject to planning permission. The property commands approximately four acres of land divided by the Ogwr Fach river which provides the vendor with fishing rights along the banks. Glyncoch House is conveniently situated in the countryside between Hendreforgan and Glyn Ogwr, approximately 19 miles from Cardiff and 5.6 miles from M4. It offers easy access to schools and leisure facilities together with transport connections. It benefits from UPVC double-glazing, combined air and oil central heating, private well, mains electricity and drainage and will be sold inclusive of all original flooring, blinds, light fittings etc. it will be sold with





vacant possession. It briefly comprises, impressive open-plan hallway/sitting room, shower room/WC, reception room/potential fifth bedroom, main lounge with feature stone fireplace, recess and log burner, farmhouse-style splendid fitted kitchen/dining room with cooking range, spacious utility room, covered porchway and access to boiler room, two stairways and access to first floor landing, four spacious bedrooms, family bathroom with Victorian rolltop bathroom suite, gardens to front, side and rear, approximately four acres of land, own paddocks, two storey coach house, carport, driveways for off-road parking. Sounds like your dream home? Be sure to call and arrange your viewing appointment today. Property has no onward chain!

Entranceway

Entrance via UPVC double-glazed door allowing access to impressive open-plan entrance hallway/sitting room.

Open-Plan Entrance Hallway/Sitting Room

Georgian UPVC double-glazed window with made to measure blinds to front overlooking front gardens and driveway, plastered emulsion décor and ceiling with original picture rails, quality original parquet flooring, double doors to built-in storage cupboard with wall-mounted electric service meters, radiators, electric power points, original panel door to side allowing access to reception room 1, original patterned glaze panel door to shower room/WC, double French doors to main lounge, open-plan staircase to first floor elevation with gas balustrade.

Reception Room 1 (3.05 x 4.07m)

UPVC double-glazed Georgian window to front overlooking front gardens, plastered emulsion décor

with one original feature brick wall with insert and tiled hearth ideal for ornamental display, plastered emulsion ceiling, radiator, ample electric power points, original parquet flooring.

Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor to halfway, plastered emulsion décor above, complete ceramic tiling to shower area, tiled flooring, plastered emulsion ceiling, all fixtures and fittings to remain, white suite comprising corner shower cubicle with overhead rainforest shower with attachments, supplied direct from combi boiler, close-coupled WC, wash hand basin with freestanding central mixer taps housed within high gloss base vanity unit.

Main Lounge (5.45 x 5.63m)

UPVC double-glazed double French doors with matching panels either side opening out onto patio gardens offering unspoilt views over the surrounding countryside and river, plastered emulsion décor and ceiling, original parquet flooring, central heating radiators, wall light fittings to remain, original stone main facing wall with Inglenook recess and oak beams, ideal for ornamental display with Inglenook recess and feature fireplace with oak mantel and genuine log burner, ample electric power points, original panel door to storage cupboard to the rear of the fireplace, fitted with shelving and supplied with electric power, original panel door allowing access to farmhouse kitchen/diner.

Kitchen/Diner (5.56 x 3.61m)

Georgian UPVC double-glazed window to front with made to measure blinds overlooking front gardens, further UPVC double-glazed window to rear overlooking countryside and river, original quarry tiled flooring, plastered emulsion décor and ceiling with range of feature original drop feature lighting, radiator, original panel door allowing access to second staircase to first floor elevation, full range of farmhouse-style fitted kitchen units finished in graphite grey comprising ample wall-mounted units, base units, larder units, drawer packs, dish racks, ample oak work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, feature downlighting, original Belfast sink with freestanding mixer taps, Belling cooking range to remain as seen with extractor canopy fitted above, ample space for additional appliances and dining table and chairs as required, original panel door to side allowing access to utility room.

Utility Room (2.33 x 5.75m not including depth of recesses)

Georgian UPVC double-glazed window to front and rear with unspoilt views, tiled flooring, plastered emulsion décor and ceiling, radiator, electric power points, feature drop pendant light fitting, stainless steel industrial sink and drainer with central mixer taps and plumbing for automatic washing machine, ample space for additional appliances, panel door to side allowing access to porchway.

Porchway/Conservatory

Tiled flooring, PVC panel roof, patio door allowing access to gardens to front, side and rear, door allowing access to boiler room.

First Floor Elevation

Landing Area

Georgian UPVC double-glazed window to rear with made to measure blinds, original wood panel flooring, plastered emulsion décor and ceiling with generous access to loft, radiator, original panel door to bedroom 1, bathroom/WC, further Georgian UPVC double-glazed window to rear with made to measure blinds, original door to bedroom 2, further staircase allowing access to main entrance hallway, original panel door to bedroom 3.

Bedroom 1 (2.75 x 4.68m)

Georgian UPVC double-glazed window to front, plastered emulsion décor and

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.