



**3 Fountain Cottages, Aberkenfig,  
Bridgend, CF32 0EN**







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**£375,000 Freehold**

### 4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to offer this spacious extended 4 bedroom property located within the Hamlet of the Fountain near Aberkenfig. Dating back over 200 years old, originally 3 cottages offering many original features throughout. Within close proximity of local amenities and Junction 36 of the M4. The accommodation comprises; entrance, modern fitted kitchen, shower room WC, walk-in pantry/storage, dining room, sitting room with multi-fuel burner and lounge. First floor landing with dressing room, master bedroom, 4-piece bathroom, 2 further double bedrooms and a generous single room/study. Externally the property enjoys a large plot to include a gated driveway providing off-road parking for several vehicles, a detached 4 car garage/workshop, and lawned gardens with patio area offering superb views over Tondy Nature Reserve. EPC: 'C'.

- Bridgend Town Centre 3.6 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 2.0 miles

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## Summary of Accommodation

### GROUND FLOOR

An oak stable door leads into a modern refurbished kitchen which offers a range of 'Shaker-style' farmhouse cream wall and base units with co-ordinating work surface. Appliances to remain include; 'Stoves' range cooker with 7-ring gas hob, dual oven, dual grill and plate warmer/slow cooker, integral fridge/freezer. Further features include; a 'Carbon' sink unit, wine rack, plumbing for white goods, 2 uPVC windows and a feature glass roof lantern. Oak doors lead into the spacious dining room which enjoys access to the front driveway via a new composite door. Additionally, French doors lead onto the rear patio area with canopy and glass roof providing a sheltered garden room. A downstairs shower room comprises a 3-piece suite with fully tiled walls and an inner passageway presents a walk-in pantry which provides wall and base units with work surface, space for an appliance and a separate storage cupboard - ideal for coats and shoes.

The sitting room (part of the original cottage) maintains many original features to include ceiling beams, exposed stone walls, feature archway and a multi-fuel freestanding burner set on a stone hearth with original stone mantle. A uPVC bow window is offered to the front and an archway through to lounge. A spacious lounge enjoys exposed stone walls, one with recessed area for freestanding electric fire, two bow windows and laminate flooring.

### FIRST FLOOR

A landing provides a small hatch to a boarded attic space and leads into an inner passageway/dressing room offering two storage cupboards with rails. The spacious master bedroom enjoys two uPVC windows providing uninterrupted forestry views and ample space for bedroom furniture. A good size 4-piece bathroom comprises; tiled bath, shower cubicle with thermostatic shower over, wash-hand basin and WC. Bedroom two is a generous room providing two uPVC windows to the front. Bedroom three is a spacious double room with two uPVC windows to the front elevation and a courtesy timber door leads into bedroom four/study which is a spacious single room offering a neutral décor, feature arched-shaped uPVC window and loft hatch providing access to the fully boarded attic.

### GARDENS AND GROUNDS

No.3 provides a gated driveway with off-road parking for several vehicles leading to a large detached 4 car garage/workshop with full power supplied, alarm and plumbing for utilities. The front garden offers an array of shrub borders and fruit bushes, a lawned area with wooden summer house and a footpath leads onto a gated timber bridge providing access to a private lawn with water feature and small stream. A lawned side garden fronts the road bordered by tall trees and the rear enjoys a private patio - ideal for outside furniture to enjoy superb views over Tondur Nature Reserve Forestry.

### SERVICES AND TENURE

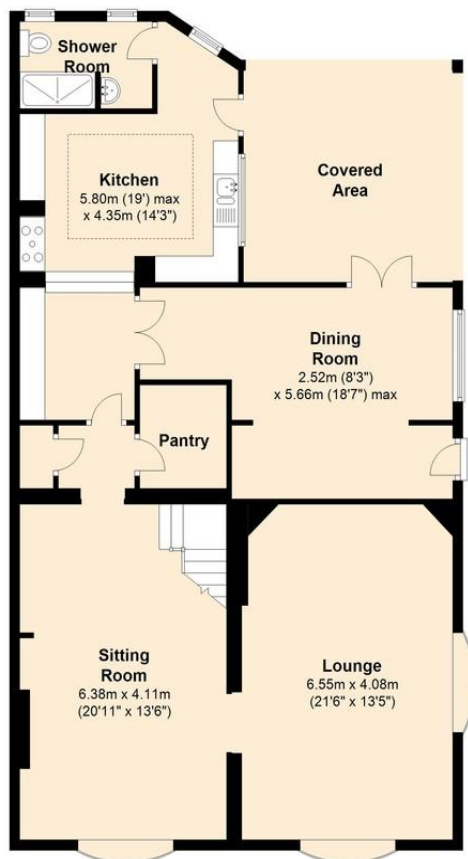
All mains services connected. Freehold.





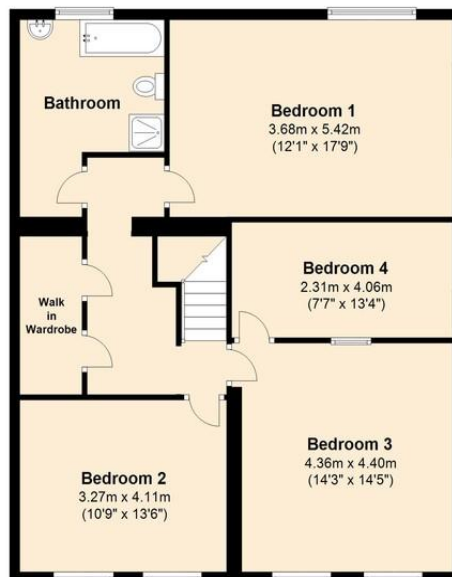
## Ground Floor

Approx. 130.0 sq. metres (1399.2 sq. feet)



## First Floor

Approx. 90.4 sq. metres (972.8 sq. feet)

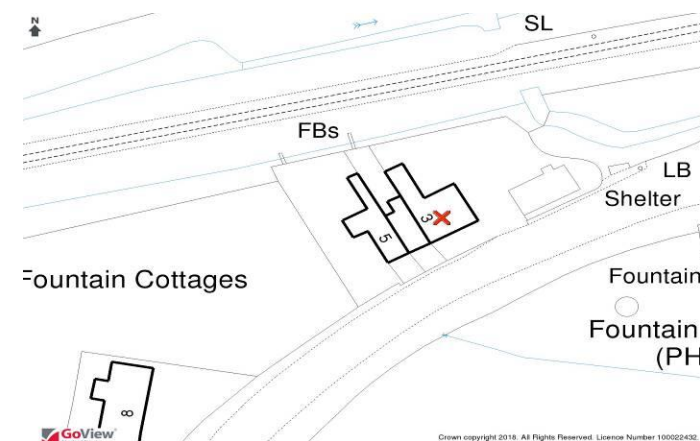


Total area: approx. 220.4 sq. metres (2372.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(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	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	77

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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