



Bron Y Deri, 3 Smallholdings
Coity, Bridgend, CF35 6BW



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£599,950 Freehold

4 Bedrooms : 4 Bathrooms : 4 Reception Rooms

Watts & Morgan have to offer this spectacular four bedroom detached family home located on the outskirts of Coity Village surrounded by farmland. An original 1950's farmhouse completely renovated by the current owners. Within walking distance to Coity Village and close proximity to J36 of the M4. Accommodation comprises: entrance hallway, lounge, kitchen/dining/family room, study, inner passageway with utility and downstairs shower room, additional sitting room with log burner. First floor landing, master suite with closet and 4-piece en-suite, bedroom two with en-suite and closet, two further bedrooms and a family bathroom. Externally enjoying wrap-around lawned gardens with large patio area and gated off-road parking. Viewing highly recommended. EPC RATING; 'D'.

- Bridgend Town Centre 3.5 miles
- Cardiff City Centre 20.5 miles
- M4 (J36) 2.2 miles

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Summary of Accommodation

GROUND FLOOR

Double composite doors open into a superb entrance hallway offering porcelain tiled flooring and a central feature oak staircase leads to the first floor Landing. Double oak doors lead through into the fantastic size dual aspect Lounge, flooded with natural light, and benefits from views over farmland from each window. A focal point to the room is the freestanding electric fireplace with a limestone surround and granite hearth. Further benefits include; continuation of porcelain tiled flooring and uPVC French doors lead out onto the rear garden.

The Study provides a neutral décor, ceiling spotlights and a uPVC window. The impressive Kitchen/Dining/Family Room is fitted with 'Shaker-Style' wall and base units, co-ordinating central island and granite work surfaces. Integral 'Miele' appliances to remain include; microwave, steamer, coffee machine, dishwasher, wine cooler and a 'Falcon' 5-ring gas hob with double electric oven, plate warmer and grill, double fridge and separate freezer. Further features include; three 'Franke' sinks (one with feature pull-out spout tap), wired ceiling speakers, ceiling spotlights and porcelain tiles with underfloor electric heating. Each window provides a view out over farmland, plus a courtesy door provides access out onto the patio area. To the family area, two sash windows are offered to the front elevation and ample space is on offer for Dining furniture.

An inner passageway provides access to the Utility Room which houses the Glow Worm boiler & CCTV cameras; and a modern 3-piece Shower Room. The Sitting Room enjoys a feature vaulted ceiling with rustic beams. A feature to this large reception room is the multi-fuel burner with exposed brick surround and set on a stone hearth. Further features include; wood laminate flooring with underfloor heating and uPVC French doors lead out onto the rear patio area providing private farmland views.

FIRST FLOOR

Agalleried Landing features sumptuous carpeted flooring, a uPVC window to the rear elevation and an airing cupboard houses the hot water tank. The Master Suite is a fantastic size room offering sash windows to the front elevation, a walk-in wardrobe and leads into a 4-piece en-suite bathroom to include a feature roll-top bath and separate corner shower enclosure. Bedroom Two is a light and airy room double room enjoying modern washed-grey laminate flooring, a walk-in wardrobe, sash windows to the front elevation and leads into a 3-piece en-suite shower room. Bedroom Three is another generous double room with views over farmland, double fitted wardrobes and sumptuous carpeted flooring. Bedroom Four- currently utilised as a dressing room -provides fitted wardrobes, carpeted flooring and sash window to the front elevation. The 3-piece family bathroom enjoys a sunken tiled bath with pull-out overhead shower, basin set within vanity unit and WC. Further benefits include; partly tiled walls with co-ordinating flooring, ceiling spotlights, chrome heated towel rail and a uPVC window to the rear.

Ground Floor
Approx. 141.6 sq. metres (1524.1 sq. feet)



First Floor
Approx. 93.3 sq. metres (1004.7 sq. feet)



Total area: approx. 234.9 sq. metres (2528.8 sq. feet)

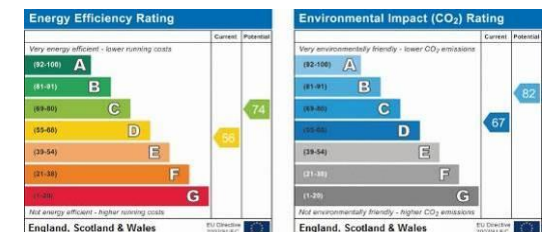
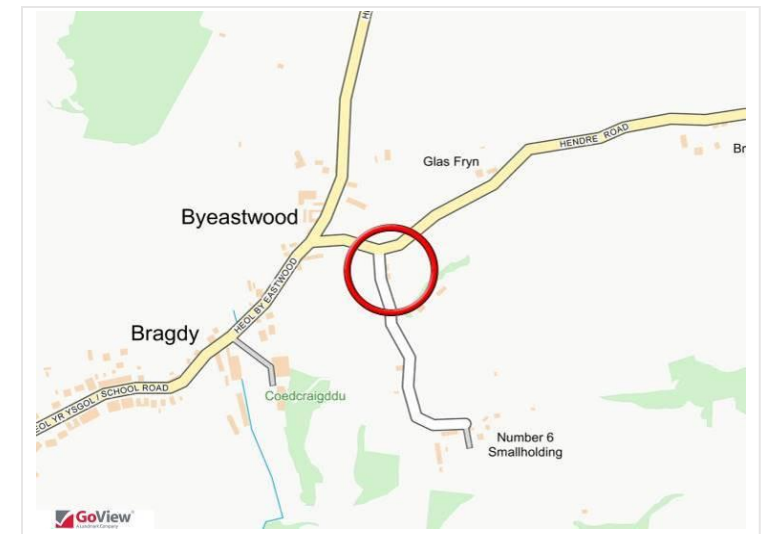
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS & GROUNDS

'Bron Y Deri' is set in a fantastic semi-rural position surrounded by farmland. Located just off Hendre Lane, approached onto an electrically-operated gated tarmac driveway providing ample off-road parking. The front garden is predominantly laid to lawn and appreciates views over Coity Village and beyond. The side lawned section to the garden offers a private setting and a courtesy timber gate leads to the fully enclosed rear patio area - an ideal place for dining furniture to sit and enjoy the quiet peaceful setting.

SERVICES & TENURE

LPG gas heating, cesspit drainage, mains water and electricity.



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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