



Coity Cottage, 6 Pant Y Blodau,
Pencoed, Bridgend, CF35 6LX

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£209,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts and Morgan are delighted to offer to the market this unique three bedroom detached property situated in the popular town of Pencoed. Positioned within a small development of contemporary homes. Within walking distance to reputable schools and local amenities; close proximity to J35 of the M4 and train station. Accommodation comprises; Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility, W/C. First Floor Landing, Master Bedroom with En-suite Shower Room, Two additional double bedrooms and a Family Bathroom. Externally providing off-road parking for two vehicles leading to a single garage and a low maintenance rear garden. EPC Rating; 'C'.

- Bridgend Town Centre 4.6 miles
 - Cardiff City Centre 18.3 miles
 - M4 (J35) 1.9 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a fully glazed uPVC door into the Hallway which benefits from solid oak flooring and leads into a modern 2-piece WC providing a wash hand basin and WC.

The open plan Lounge is a generous size reception room enjoying continuation of solid oak flooring and benefits from a large floor-to-ceiling uPVC window to the front aspect.

Accessed from the lounge is an additional versatile reception room currently occupied as a study/home office.

Double doors open into the light and airy Kitchen/Breakfast Room which has been fitted with a range of wooden wall and base units and laminate work surfaces. Integral appliances to remain include; 'Tecnik' 4-ring gas hob, oven with grill and extractor hood over along with space for white goods. Further benefits include; a stainless steel sink unit, a uPVC window overlooking the rear garden, an impressive vaulted ceiling, ample space is provided for dining furniture and vinyl flooring. Within the kitchen is a self-contained Utility Room which houses the 'Alpha' combi boiler and space for additional appliances.

FIRST FLOOR

The Landing offers carpeted flooring and a loft hatch provides access to the loft space with light.

The Master Bedroom is an excellent size double room offering a uPVC window, carpeted flooring and built-in wardrobes.

Leading into the En-suite shower room which has been fitted with a 3-piece white suite benefitting from an enclosed shower cubicle, wash basin and WC.

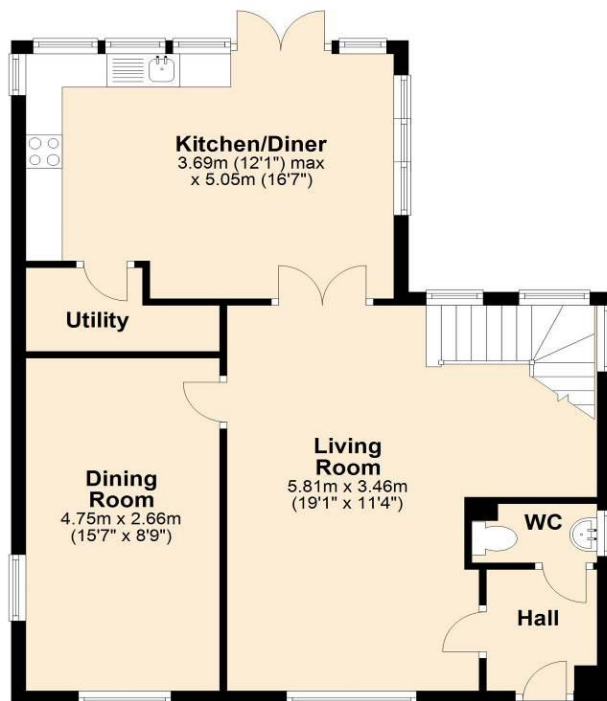
Bedrooms Two and Three are further spacious double rooms presenting carpeted flooring and uPVC windows to the side and rear elevation.

The Family Bathroom has been fitted with a contemporary 4-piece suite comprising; panelled bath with shower over, wash hand basin and WC. Further benefiting from; laminate flooring, tiled splashbacks and an obscured uPVC window.



Ground Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



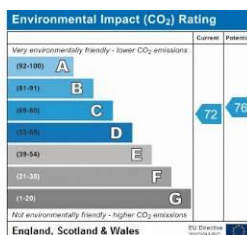
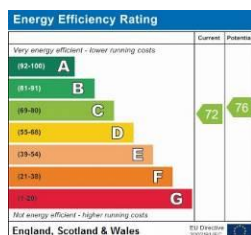
First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 110.0 sq. metres (1183.5 sq. feet)

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



GARDENS AND GROUNDS

No.6 is approached off the road onto a block paved driveway, providing ample off-road parking.

Steps lead to the front door and a side gate provides access to the rear garden. To the rear of the property lies an attractive private patio area which is fully enclosed and offers space for outside entertaining. Leading onto an additional decking area.

SERVICES AND TENURE

All main services connected. 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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