



Glanrhyd farm, Pen-Y-Fai
Bridgend, CF31 4LL





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£775,000 Freehold

6 Bedrooms : 5 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to present to the market this 1800's detached farmhouse set in a semi-rural position in Pen-y-Fai offering 7.7 acres of land. Accommodation comprises; entrance hall, lounge, cinema room, sitting room, Kitchen, Utility room, versatile reception room/double bedroom, garden room and a 4-piece bathroom. First floor landing, master bedroom with 4-piece en-suite, double bedroom with en-suite shower room, three further good-sized bedrooms, a 3-piece shower room and a 4-piece family bathroom. Externally offering a block-paviour private driveway with ample parking space leading into a double garage with two store rooms, 5 stables with tack room, 7.7 acres of land, an all weather Ménage, front lawn with a wooden gazebo and jacuzzi. EPC Rating "D."

- Bridgend Town Centre 2.0 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 2.0 miles

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Summary of Accommodation



GROUND FLOOR

Entrance via a partly glazed uPVC split barn door into the entrance hallway offering tiled flooring, recessed spotlights, a circular uPVC window to the front elevation and all doors lead off.

The kitchen/dining room has been fitted with a range of 'Shaker Style' wall and base units with granite work surfaces. Appliances to remain include; freestanding oven and grill with 5-ring induction hob and extractor fan over. Space and plumbing has been provided for a dishwasher and for a freestanding American style fridge freezer. Further features include a uPVC window to the rear elevation, tiled flooring, ample space for dining room furniture and a cupboard houses the conventional boiler.

The utility room offers base units and shelving with space and plumbing for white goods, a loft hatch giving access to the partly boarded loft space with pull-down ladder, tiled flooring and a uPVC window to the rear elevation.

The cinema room enjoys carpeted flooring, uPVC windows to the rear elevation and ample space for freestanding furniture.

The lounge is a fantastic sized reception room offering hardwood flooring, a dual fuel log burner set on a slate hearth with wood mantle and two uPVC windows to the rear and front elevations.

The sitting room is offered to the front of the property and is a versatile reception room offering carpeted flooring and a uPVC window to the front elevation.

Bedroom six is a good sized double bedroom offering carpeted flooring, recessed spotlights and a uPVC window to the side elevation.

The ground floor bathroom has been fitted with a 4-piece suite comprising; panelled bath with shower over, walk-in shower cubicle, wash-hand basin set within a vanity unit and WC.

An inner hallway offers access to a boot room which benefits from tiled flooring, uPVC windows to the front elevation and a courtesy uPVC door provides access to the front elevation. A carpeted staircase leads to the first floor landing.

FIRST FLOOR

The split level landing offers carpeted flooring, recessed spotlights and all doors lead off.

The master bedroom is a sizeable double bedroom offering carpeted flooring, recessed spotlights, uPVC windows to the front and side elevations and walk-in wardrobe space. Leading into a fully tiled 4-piece en-suite bathroom comprising; panelled bath with hand-held shower, walk-in shower cubicle with rainfall shower over, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, a heated towel rail and an obscured uPVC window to the rear elevation.

Bedroom Two is a good sized double bedroom offering carpeted flooring, uPVC windows to the front and rear elevations, fitted wardrobe space and recessed spotlights. Leading into a 3-piece en-suite shower room; offering corner walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, fully tiled walls and recessed spotlights.





Bedroom Three is a further double bedroom offering carpeted flooring and a uPVC window to the front elevation.

Bedroom Four is another double bedroom offering carpeted flooring and a uPVC window to the side elevation.

Bedroom Five offers carpeted flooring, fitted wardrobe and a uPVC window to the front elevation. Opposite is a shower room fitted with a 3-piece suite comprising; walk-in shower cubicle with rainfall shower over, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, a heated towel rail, fully tiled walls and a Velux window.

The family bathroom has been fitted with a 4-piece suite comprising; panelled bath, walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, fully tiled walls, recessed spotlights, a heated towel rail and an obscured uPVC window to the rear elevation. A cupboard houses the hot water cylinder.

GARDENS AND GROUNDS

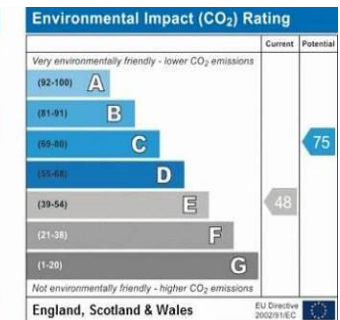
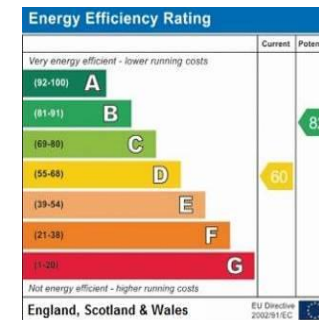
Glanhyd Farm is accessed via private wrought iron gates onto a block paved driveway with ample space for parking. The property offers five stables with a tack room, a double garage with two storerooms benefitting from full power and water supply and an all-weather Ménage with flood lighting. The front garden offers a lawned section enclosed by feather edged fencing and a wooden gazebo housing a jacuzzi (to remain). A courtesy gate provides access to the rear of the property offering a concrete area and a way through to the 7.04 acres of land.

SERVICES AND TENURE

All mains services connected. Freehold.

NOTES

The property further benefits from solar panels which generate the electricity for the property.



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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