



Pleasant View, Pant Hirwaun
Bridgend, CF32 9YJ

Watts
& Morgan



Pleasant View, Pant Hirwaun

Bryncethin, Bridgend CF32 9YJ

Guide Price £495,000 - £515,000

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £495,000 - £515,000 ****

An opportunity to acquire this wonderful 3 double bedroom detached bungalow sat on a generous plot of 1 acre of land surrounded by rolling fields. Being sold for the first time since built in the 1920s. Located in a semi-rural location yet conveniently located just a short drive from Junction 36 of the M4, Bridgend Town Centre, local shops and amenities. Accommodation comprises; entrance hall, 3 double bedrooms, lounge/dining room, kitchen, conservatory, utility, WC and 4-piece bathroom. Second floor; versatile loft room. Externally the property sits on 1 acre of well maintained grounds with a private driveway, double garage, patio seating area and potential for further development subject to planning constraints.

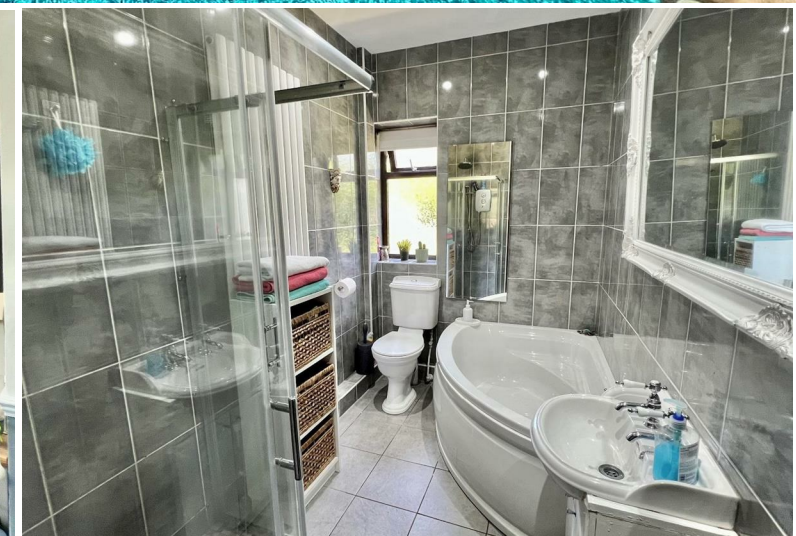
Directions

* Bridgend town centre - 3.8 Miles * J36 of the M4 - 1.5 Miles * Cardiff City Centre - 24.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front into the main hallway with laminate flooring and a staircase leads up to the loft room. The open-plan lounge/dining room is a spacious light reception room with a bay window overlooking the front grounds and a further window to the front aspect. There is plenty of space for both lounge and dining furniture and benefits from wood effect laminate flooring. The living room offers a feature wood burning stove set on a slate hearth with an oak mantle. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary work surfaces over. Offering tiled flooring, a window over-looking the conservatory and a door leading out to the conservatory. Integrated appliances include 5-ring 'Smeg' gas hob with extractor fan over and a feature copper splash back. There is a 'Neff' double oven and grill and a sink with drainer and swan neck mixer tap. There is space provided for a freestanding fridge/freezer. The kitchen leads into the conservatory which is a great addition with windows over-looking the grounds to the sides and sliding doors opening out to the side. With tiled flooring and ample space for freestanding furniture. The utility is fitted with wall and base units with work surfaces over. 1 cupboard houses the oil boiler and there is space, and plumbing is provided for utility appliances. The utility leads into the ground floor cloakroom which is fitted with a WC.

Bedroom One is a spacious double bedroom with wood block flooring and a bay window overlooking the front garden. Bedroom one benefits from a feature tiled fireplace. Bedroom Two is a double bedroom with laminate flooring and a window to the rear. The third double bedroom benefits from wood block flooring and a window to the rear. The family bathroom is fitted with a modern 4-piece suite comprising of a corner bathtub, a double shower enclosure with glass screen, WC and a wash hand basin. The bathroom is benefits from tiled flooring, tiling to the walls and a window to the side.

The second-floor loft room is a spacious versatile room with carpeted flooring, built-in storage in the eaves and a Velux window.

GARDENS AND GROUNDS

Approached off Pant Hirwaun, Pleasant View sits on a substantial plot of an acre. Private gates open onto a block paved driveway to the front with off-road parking for numerous vehicles. There is a patio seating area; perfect for outdoor furniture and an water feature. The generous grounds are surrounded by countryside and are enclosed via tall woodland. There is a double garage with power supply and further space for storage. The grounds offer potential for further development subject to planning constraints.

ADDITIONAL INFORMATION

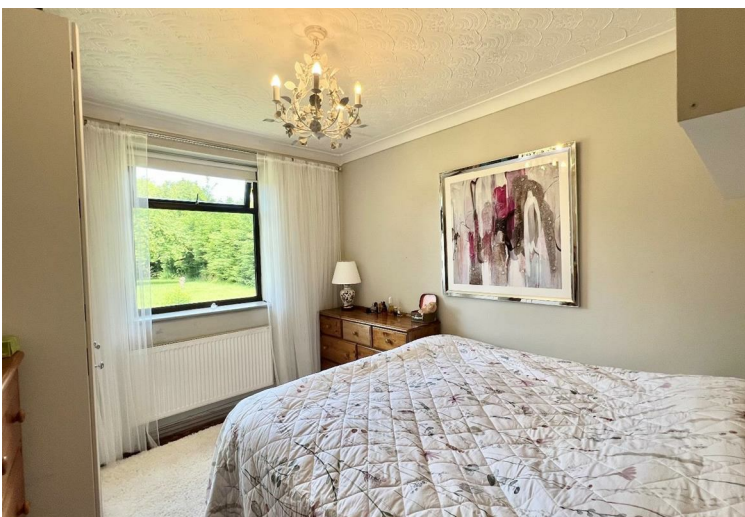
Freehold. Mains, water and electricity.

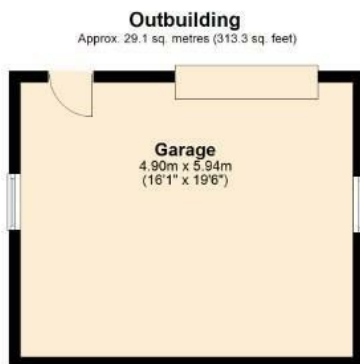
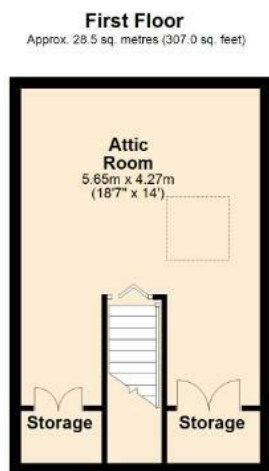
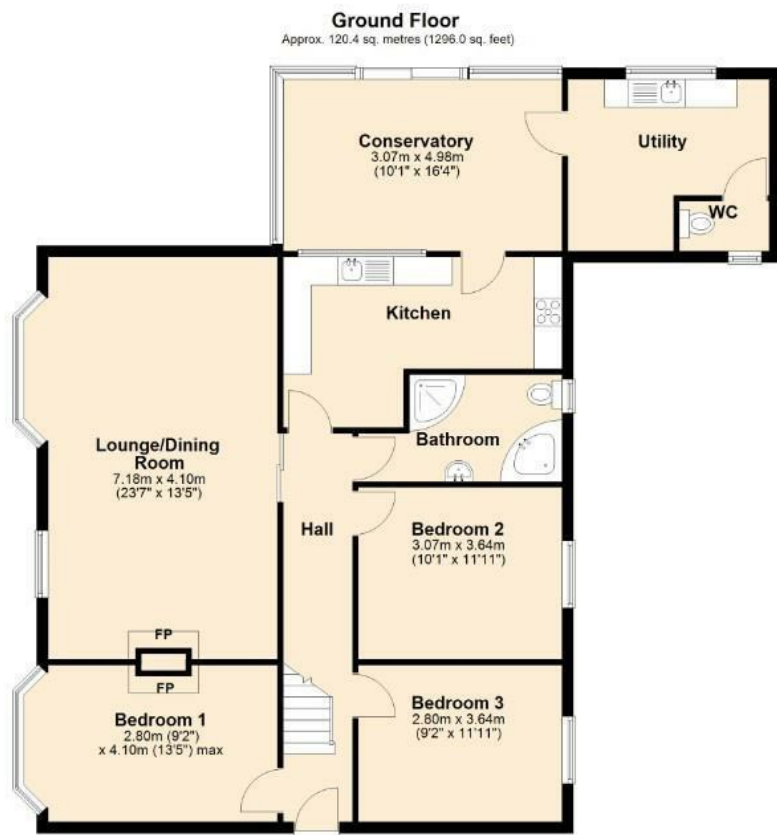
BioDisc Septic tank.

Oil Boiler.

EPC Rating; 'E'

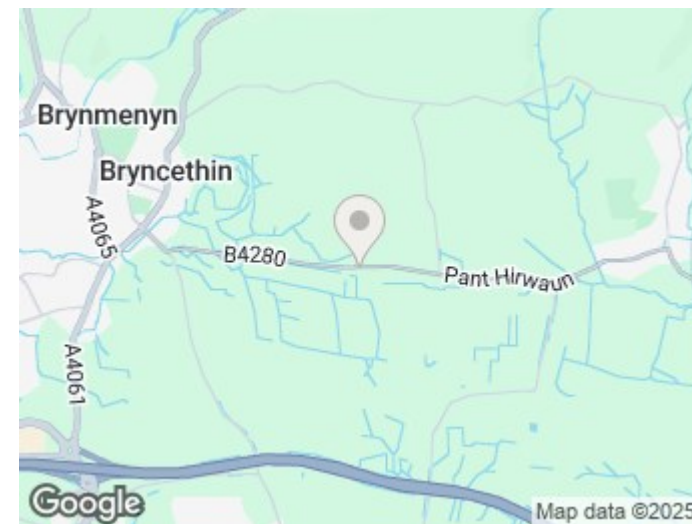
Council Tax is Band 'E'.



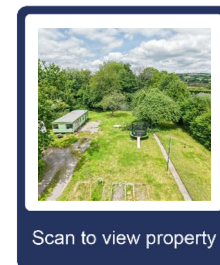


Total area: approx. 178.0 sq. metres (1916.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) 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		
	32	74
England & Wales		EU Directive 2002/91/EC



Scan to view 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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