



Bridgend, CF33 6RL

Watts
& Morgan

Pyle, Bridgend CF33 6RL

£350,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Watts & Morgan are pleased to present to the market a rare opportunity to acquire this 2 bedroom detached barn conversion located in Pyle with 0.7 acres of land. Accommodation comprises; entrance hallway, open-plan living/dining/kitchen, 2 double bedrooms and a family bathroom. Externally the property enjoys lawned front and rear gardens and private driveway. EPC 'D'

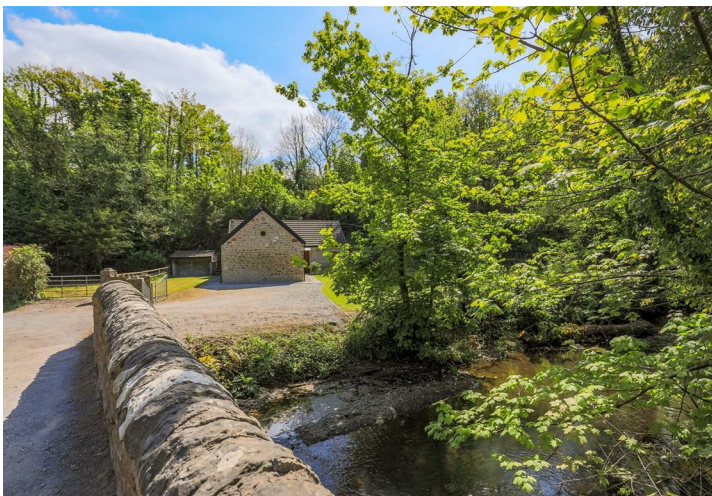
Directions

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ACCOMMODATION

Access via a solid wood door with partially glazed panel into the spacious hallway featuring tiled flooring and provides access to a loft storage cupboard. The hallway also provides a storage cupboard housing the gas combi boiler and electric switch board. All doors lead off.

The main open-plan living/kitchen/dining room is a spacious room featuring tiled flooring, exposed wooden beams, exposed stone walls, feature wood burner sat on a raised slate hearth, uPVC windows to the side elevation and further uPVC windows to the other side. The living/kitchen/dining room further benefits from high ceilings with 2 feature Velux roof windows. The kitchen has been fitted with a range of wood-effect wall and base units, complementary laminate work surfaces, partially tiled walls and stainless steel single sink. Appliances to remain include; 'Beko' oven and 4-ring gas hob with extractor fan, freestanding fridge and freezer. Plumbing has been provided for further appliance. The kitchen area further benefits from a partially glazed wooden courtesy door leading out to the side of the property.

The kitchen leads into Bedroom One which is a good size double room featuring tiled flooring and uPVC windows to the side elevation. Further benefits from a raised mezzanine area with wood staircase leading up, 2 Velux roof windows and exposed wood beams.

Bedroom Two is another good size double room featuring tiled flooring, uPVC window to the front elevation and 2 Velux roof windows.

The family bathroom has been fitted with a 3-piece suite comprising; low level WC, sink set within vanity unit and walk-in shower. Further benefitting from fully tiled walls and flooring.

GARDENS AND GROUNDS

River View is accessed off a privately owned lane through metal gates onto a private gravel driveway with ample parking. The property benefits from a right of way over the lane to the property.

To the front of the property lies a fully enclosed lawned garden surrounded by woodland and views over the river.

To the rear of the property is a lawned garden leading to a brick built log-store. Beyond which is an enclosed pony paddock/menage which is accessed via a five bar gate and surrounded by woodland.

SERVICES AND TENURE

Mains electric, mains drainage, mains water and gas. Freehold.

Ground Floor

Approx. 70.6 sq. metres (759.8 sq. feet)

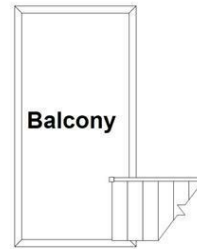


Total area: approx. 70.6 sq. metres (759.8 sq. feet)

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

First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



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.

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		
England & Wales		EU Directive 2002/91/EC

