



Oak House The Common
Bridgend, Bridgend County Borough, CF32 9TA

Watts
& Morgan



Oak House The Common

Bryncethin, Bridgend, Bridgend County
Borough, CF32 9TA

£450,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Oak House is a beautifully presented family home offering spacious and versatile accommodation, including a self-contained annex, in a sought-after setting on The Common. The property features three generous reception rooms, a well-appointed shaker-style kitchen, three bedrooms, and a modern four-piece family bathroom. The adjoining annex provides flexible living space ideal for multi-generational living, a home office, or guest accommodation. Externally, the home enjoys private gated access, ample off-road parking, a detached garage, and landscaped gardens surrounded by mature trees, with open common land to both the front and rear creating a wonderfully peaceful outlook.



Directions

Bridgend Town Centre – 3.1 miles
Cardiff City Centre – 24 miles
M4 Motorway – 0.4 miles

Your local office: Bridgend

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Summary of Accommodation

Main House

Entered through a solid wood front door into the entrance porch, which features tiled flooring, a window overlooking the front grounds, and a built-in storage cupboard. The porch leads into the kitchen/breakfast room.

The kitchen is fitted with a range of shaker-style wall and base units complemented by matching work surfaces. There is tiling to the walls and floor, and two windows overlooking the front. Integrated appliances include a Lamona oven, grill, and microwave, a fridge/freezer, a Lamona dishwasher, and a Lamona four-ring induction hob with extractor fan over. A built-in breakfast table provides space for stools, and a further window overlooks the rear. A built-in storage cupboard houses the gas combination boiler.

The dining room is a generous reception space with carpeted flooring and dual-aspect windows to the front and rear. A staircase leads to the first floor, a solid wood door opens to the front, and double doors connect through to the living room.

The living room is another spacious reception area featuring windows to both the front and rear, carpeted flooring, and a central feature wood-burning stove set on a slate hearth with an oak mantel.

The first-floor landing has carpeted flooring, with doors leading to all rooms.

Bedroom One is a large double room with built-in wardrobes, carpeted flooring, and two windows overlooking the front.

Bedroom Two is a comfortable double bedroom with carpeted flooring, a built-in storage cupboard, a front-facing window, and access to the loft hatch.

Bedroom Three is a well-proportioned room with carpeted flooring and a window to the front.

The family bathroom comprises a four-piece suite including a panelled bath with free-hand showerhead. WC. pedestal wash hand basin. and

Annex

The annex attached to the property is a fantastic addition, offering versatile accommodation that could be utilised as a self-contained living space or incorporated into the main house to create further living areas. A wooden door opens into the main living space, which features dual-aspect windows to the front and rear, providing plenty of natural light. There is a staircase leading to the first floor, and the kitchen space is fitted with a range of wall and base units with coordinating work surfaces. Space is provided for freestanding appliances, along with ample room for lounge furniture.

The first floor benefits from carpeted flooring and access to the loft hatch. The bedroom is a comfortable double, with carpeted flooring and two front-facing windows.

The shower room is fitted with a shower enclosure, WC, and wash hand basin, with tiled walls, vinyl flooring, and a window to the front.

Garden & Grounds

Externally, Oak House is approached off The Common via private gates leading to a detached single garage with double doors, and there is off-road parking for several vehicles.

The landscaped garden is beautifully enclosed by a variety of mature shrubs and tall trees, offering excellent privacy. A spacious patio area provides the perfect setting for outdoor furniture and entertaining. The remainder of the garden features decorative stone chippings and raised borders for easy maintenance.

The property enjoys a scenic aspect, with open common land to the front and agricultural land to the rear, creating a lovely outlook. A timber gate provides access around to the front of the property.

Additional Information

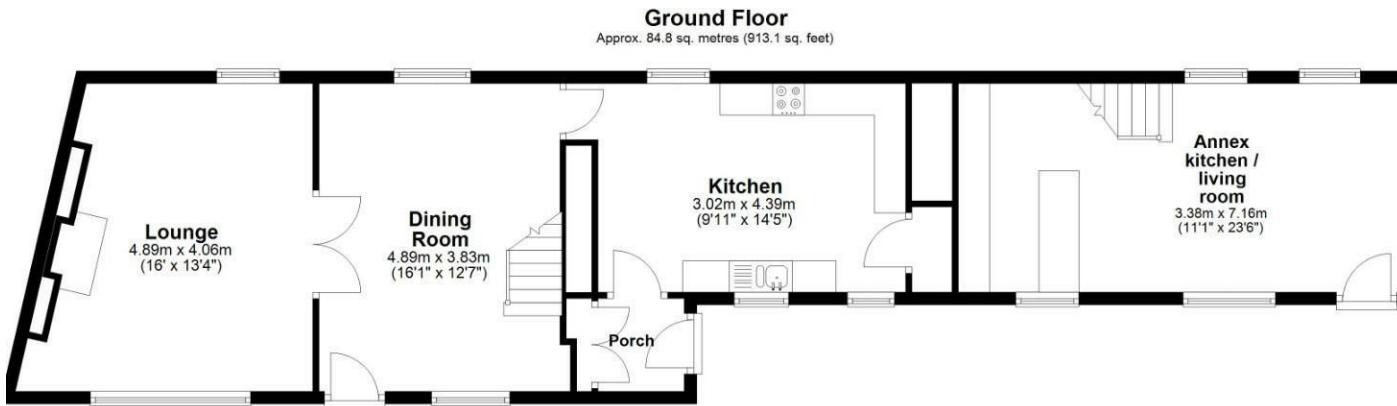
Freehold.

All mains connected.

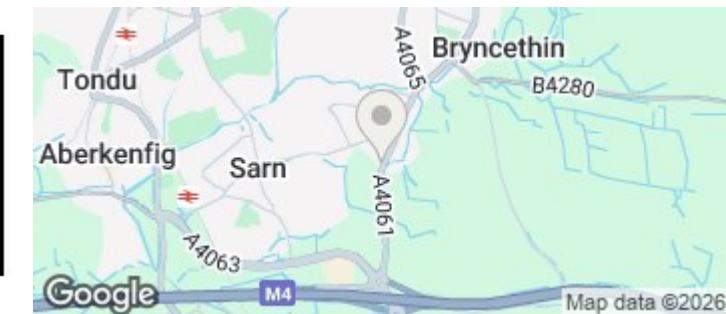
EPC Rating: 'D'.

Council Tax Band is - Main House - F Annex - A

N.B. This property is being sold on behalf of a family member of an employee of Watts & Morgan



Total area: approx. 170.7 sq. metres (1837.2 sq. feet)



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



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