Dimlands,

Bridgend, CF35 5HN

Watts & Morgan

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Dimlands,

Coychurch, Bridgend CF35 5HN

£575,000 Freehold

4 Bedrooms | 4 Bathrooms | 3 Reception Rooms

An impressive, individually built detached family home, situated in the sought-after village of Coychurch, offering beautifully presented accommodation finished to a high standard throughout. Boasting a range of standout features and versatile living space arranged over three floors, this exceptional property provides the perfect setting for modern family living. Ideally located within walking distance of local village amenities and just a short drive from Bridgend town centre and Junction 35 of the M4, the property combines village charm with excellent transport links. The ground floor comprises a welcoming entrance hallway, spacious living room, separate study, well-appointed kitchen/breakfast room, dining room, utility room and two cloakrooms. To the first floor are four double bedrooms, three of which benefit from en-suite shower rooms, alongside a luxurious four-piece family bathroom featuring a jacuzzi bath. The second floor offers a versatile additional room, ideal for use as a fifth bedroom, games room or additional family living space. Externally, the property benefits from a private driveway providing off-road parking for up to three vehicles, a single garage and a beautifully landscaped garden.

Directions

* Bridgend Town Centre - 2.7 Miles * Cardiff City Centre - 19 Miles * J35 of the M4 - 2.1 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a composite front door into a welcoming entrance hallway, featuring marble flooring, a generous built-in storage cupboard and an attractive oak staircase rising to the first floor. The main living room is a spacious and inviting reception room, boasting oak flooring, a bay window to the front aspect and a gas fireplace providing an attractive focal point. The study is ideal for home working and benefits from a bespoke oak built-in desk and storage, marble flooring and a window to the front aspect. The ground floor cloakroom features half-tiled walls and is fitted with a WC and wash hand basin, complemented by a window to the side aspect. The kitchen/breakfast room is fitted with tiled flooring and benefits from two windows overlooking the rear garden, allowing for plenty of natural light. There is ample space for a breakfast table, while the kitchen itself is fitted with a comprehensive range of matching wall and base units, complemented by 'Granite' work surfaces. Integrated appliances, which are included in the sale, comprise an eye-level double oven and grill, dishwasher, four-ring induction hob with stainless steel extractor hood above, together with space for a freestanding fridge/freezer. The separate dining room provides a versatile space for formal dining and entertaining, featuring oak flooring and patio doors opening onto the rear garden. The utility room is fitted with wall and base units with work surfaces over and benefits from tiled flooring, space for a washing machine, a window overlooking the rear garden and a door providing direct access outside. Completing the ground floor accommodation is a further WC, fitted with a wash hand basin.

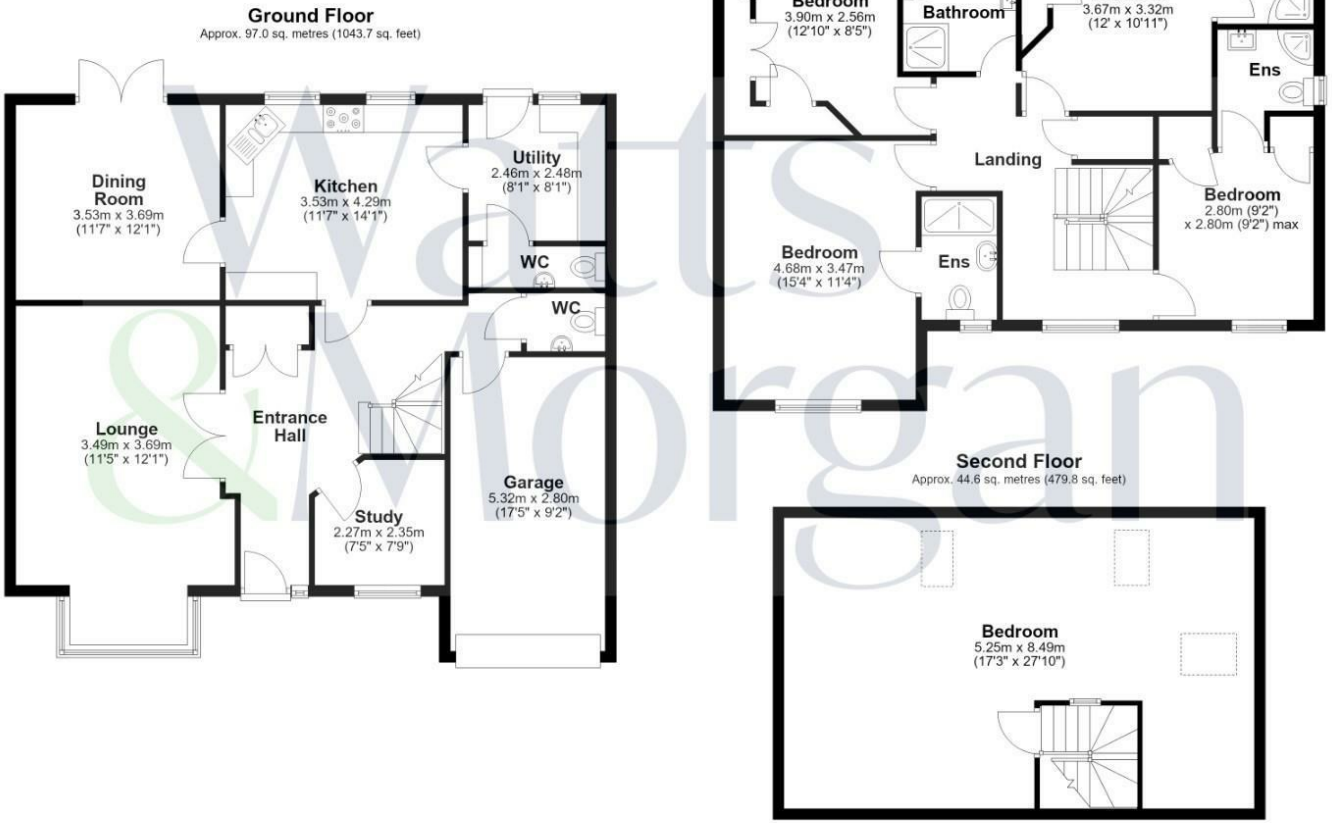
The first-floor landing features carpeted flooring, a built-in airing cupboard and a staircase rising to the second floor. The principal bedroom is a well-proportioned double bedroom, featuring carpeted flooring, a window to the front aspect and access to a private en-suite shower room. The fully tiled en-suite is fitted with a double shower enclosure, WC and wash hand basin. There are two further double bedrooms, both benefiting from carpeted flooring, built-in storage cupboards with bespoke interiors and their own tiled en-suite shower rooms, providing excellent accommodation for family members or guests. The fourth double bedroom also offers carpeted flooring, built-in storage and a window overlooking the rear aspect. Serving the first floor is a luxurious four-piece family bathroom, fitted with a jacuzzi bath, separate shower enclosure, WC and wash hand basin. Tiling to the walls and floor creates a stylish finish, while a rear-facing window provides natural light. The second-floor bedroom is a particularly generous and versatile space, offering excellent flexibility to suit a variety of needs. Featuring attractive oak flooring and tilt-and-turn Velux windows, the room could be utilised as an additional bedroom, games room or leisure space. There is also potential to create a further en-suite bathroom.

GARDENS AND GROUNDS

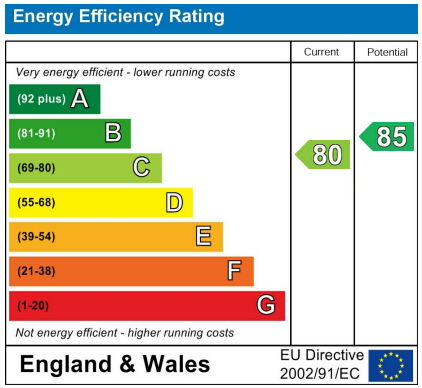
Dimlands is an individually self-built property, accessed via a private road shared by just four properties, offering a sense of privacy and exclusivity. To the front, a private paved driveway provides ample off-road parking for up to three vehicles, alongside a single garage fitted with an electric fob-operated door, power, lighting and an internal access door into the property. A neatly maintained lawned garden complements the frontage, with convenient side access leading to the rear garden, where a useful storage shed is also located. The rear garden has been thoughtfully arranged to provide an ideal space for outdoor relaxation and entertaining. A spacious paved patio offers ample room for outdoor furniture, while the remainder is laid to lawn and bordered by an attractive selection of colourful shrubs and flowers. External lighting and power sockets further enhance the practicality of this inviting outdoor space.

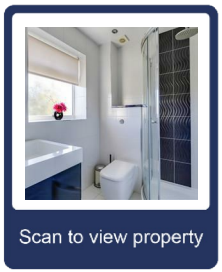
ADDITIONAL INFORMATION

Freehold property. Mains gas electric and water. Klargester drainage system. CCTV security system. EPC Rating "C", Council Tax "G".



Total area: approx. 223.8 sq. metres (2408.6 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.

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