



Swynyderyn,
Bridgend, CF32 0HE

Watts
& Morgan



Swynyderyn,

Court Colman, Bridgend CF32 0HE

£550,000 Freehold

2 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A rare opportunity to acquire this detached 2/3 bedroom family home which can be reconfigured to a four bedroom property if required, set in an idyllic location in Court Colman with generous grounds and further potential for an annex subject to planning. Situated in a rural location this unique and substantial property. Situated near the popular village of Pen-y-Fai with local village amenities and offering great access to Bridgend town centre and M4 junction 36.

Accommodation comprises; porch, hallway, lounge, open-plan kitchen/dining/sitting room, utility, ground floor bathroom, double bedroom and sitting room/office. First floor; superb sized main bedroom with seating area, walk-in wardrobe/dressing room and a 4-piece luxury en-suite with potential to be converted into separate bedrooms. Externally the property sits on generous grounds with a south-facing lawned front garden with a raised decked area, a covered seating area, private drive and a converted garage with home office/studio space, utility and shower room.

Directions

* Bridgend - 2.9 Miles * Cardiff - 25.7 Miles * J36 of the M4 - 2.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door into the entrance porch with tiled flooring and windows to both side aspects. The entrance hallway has LVT composite flooring and all doors lead off. The main living room is a great sized family room with open fireplace with slate hearth, continuation of LVT flooring and windows over-looking the front garden. The open-plan kitchen/dining/sitting room has ample space for freestanding dining and lounge furniture with a Velux window and double doors opening out onto a front raised decked area over-looking the garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary quartz work surfaces over. Integrated appliances include; eye-level 'Beko' oven and grill, 4-ring gas hob with extractor hood over, integrated dishwasher and stainless steel sink. There is spotlighting and a door provides access into the utility.

The utility is fitted with wall and base units with work surfaces over. Space and plumbing is provided for 2 appliances and space for a freestanding American style fridge/freezer. The utility has tiled flooring and a door providing side access to the rear of the property. The utility also houses the gas boiler and there is access to 1 of 4 loft hatches with a pull down ladder, light and boarding for storage. The ground floor family bathroom is fitted with a 3-piece suite comprising of a panelled bath with an over-head shower and glass screen, WC and a wash hand basin. With tiling to the walls, tiled flooring and a window to the rear. Bedroom two is a generous double bedroom on the ground floor with laminate flooring, cast iron feature original decorative fireplace and a window over-looking the front. The sitting room/office is a versatile second reception room with laminate flooring, staircase rising up to the first floor and a window to the rear.

The first floor opens into the master suite which is a superb sized main bedroom with potential to be converted into separate rooms. There is a seating and dressing area, carpeted flooring and windows to both front and rear aspects. There is a walk-in dressing room/wardrobe with built-in shelving, carpeted flooring and a window to the rear. The en-suite bathroom is fitted with a 4-piece luxurious suite comprising; a freestanding roll-top bath, double walk-in shower enclosure with glass screen, WC and a wash hand basin with tiling to the walls, tiled flooring and a window to the front.

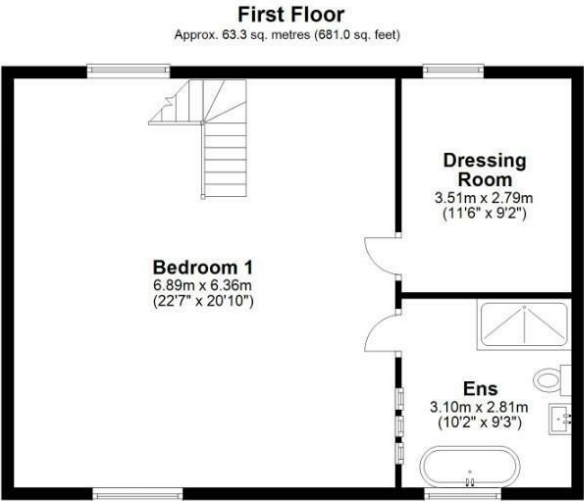
GARDENS AND GROUNDS

The property is accessed in the small hamlet of Court Colman surrounded by generous grounds, double gates onto a hardstanding with off-road parking for 1 vehicle. There is further off-road parking to the front. The grounds consist of a generous south-facing lawned section with a raised timber decked area perfect for outdoor furniture. A stone chipping pathway leads around to the side of the property with double gates providing access for deliveries or rear access. The converted garage/outbuilding would be perfect for a home office or studio with potential to be converted into an annex. A door provides access into a generous space with a bespoke fitted bar and windows over-looking the garden and benefits from central heating. There is a utility area fitted with wall and base units and work surfaces over with tiled flooring and a stainless steel sink. There is access to the loft hatch with pull-down ladder, lights and space for storage. Leads into an en-suite shower room which has a walk-in shower, WC and a wash hand basin. There is a covered decked area perfect for outdoor furniture and entertaining.

ADDITIONAL INFORMATION

Freehold. LPG gas. Cesspit drainage. EPC Rating; 'E'. Council Tax is Band 'E'.

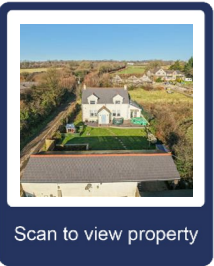




Total area: approx. 154.9 sq. metres (1667.6 sq. feet)



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		
	48	62
England & Wales		
EU Directive 2002/91/EC		



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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