



Glyncoed, Bettws Road  
Bridgend, CF32 8PH

Watts  
& Morgan



# Glyncoed, Bettws Road

Llangeinor, Bridgend CF32 8PH

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**£575,000 Freehold**

**5 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

Exceptional 5 Bedroom Detached Home with Landscaped Grounds, Panoramic Scenic Views & Successful Holiday Let. Set within approximately 0.33 acres, Glyncoed offers a rare opportunity to acquire a truly unique home in a sought-after semi-rural location with excellent links to Bridgend and the M4 corridor.

Beautifully renovated and immaculately presented throughout, the home combines character features with modern comfort and impressive proportions. The property offers exceptionally spacious and versatile accommodation, comprising an inviting entrance hall, elegant living room with patio doors opening onto the front garden, a stylish kitchen/dining room with access to the rear garden, an additional flexible reception room, ground-floor bedroom, family bathroom, and an impressive lounge/cinema room.

The first floor features three generous double bedrooms, including two luxurious principal bedroom suites offering king-size sleeping areas alongside dedicated seating spaces, with ensuite to main principle bedroom, as well as a contemporary family bathroom.

Externally, the property enjoys beautifully landscaped gardens with elevated seating areas, covered hot tub space, extensive parking, and stunning open views to both the front and rear. The substantial rear garden backs directly onto picturesque woodland, creating a peaceful and private setting.

A standout feature is the established Shepherd's Hut holiday let, complete with its own private garden, covered hot tub and log burner.

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## Directions

\* Bridgend Town Centre - 4.2 Miles \* Cardiff City Centre - 22.0 Miles \* J36 of the M4 - 2.2 Miles

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#### ABOUT THE PROPERTY

The property is entered through an elegant PVC front door into a truly welcoming entrance hall, where oak hardwood flooring and striking exposed timber beams immediately set the tone for this characterful and beautifully appointed home. A useful storage cupboard adds practicality, while the carpeted staircase rises gracefully to the first floor beneath impressively high ceilings, creating a wonderful sense of light and grandeur.

To the front of the property, the principal reception room, currently arranged as a living room, is an exceptionally generous and inviting space. Carpeted flooring is complemented by dual-aspect front and side-facing windows, allowing natural light to flood the room, while double patio doors open seamlessly onto the front garden's outdoor entertaining terrace.

Undoubtedly the heart of the home is the magnificent open-plan kitchen and dining area, thoughtfully designed for both luxurious family living and stylish entertaining. Featuring underfloor heating throughout, high-quality finishes and effortless access to the gardens, this superb space blends elegance with practicality. The beautifully crafted kitchen offers an extensive range of coordinating wall and base cabinetry, complemented by exquisite wooden worktops and a matching central island. Tiled flooring enhances the contemporary feel, while rear-facing windows frame delightful garden views. Sliding patio doors to the side and a further PVC rear door provide direct access to the beautifully landscaped gardens. Integrated appliances include a dishwasher and wine fridge, with additional space for an American-style fridge freezer.

A further substantial reception room to the front of the property, currently utilised as a private gym, offers exceptional versatility and features soft carpeted flooring alongside a large window.

Another elegant reception room, presently styled as a cinema lounge, provides a sophisticated retreat complete with carpeted flooring, a striking modern electric fireplace and a large front-facing window.

The ground floor bedroom is a beautifully proportioned double room, finished with carpeted flooring and enjoying peaceful views over the rear garden.

Serving the ground floor is a stylishly appointed family bathroom, fitted with a contemporary three-piece suite comprising a large walk-in shower, wash hand basin and WC. Tiled flooring and a rear-facing window complete the space beautifully.

To the first floor, the spacious landing offers a wonderful additional living area, ideal for a home office or reading space, while exposed wooden beams continue to showcase the property's unique charm and craftsmanship. From here, there is access to three beautifully presented bedrooms, including the luxurious principal suite, together with the family bathroom.

The principal bedroom is an exceptional king-sized suite, featuring dual-aspect windows to the front and rear, carpeted flooring and stunning exposed beams that add warmth and character. The room offers ample space for elegant seating areas, bespoke dressing arrangements or a private study nook, creating a true sanctuary. The generous ensuite is beautifully finished with a contemporary three-piece suite including a large walk-in shower, wash hand basin and WC, complemented by tiled flooring and a rear-facing window.

Bedroom two is another impressive king-sized room, rich in character with exposed beams, carpeted flooring and a charming combination of rear-facing and twin front-facing Velux windows. Eaves storage provides practicality, while a dedicated seating area lends an added sense of sophistication and comfort.

The third bedroom is a spacious and beautifully presented double room, complete with carpeted flooring and a rear-facing window overlooking the gardens.

Completing the first floor is the elegant family bathroom, fitted with a luxurious freestanding bath, wash hand basin and WC. Finished with tiled flooring and a rear-facing window, the space offers a refined and tranquil atmosphere.



#### GARDEN AND GROUNDS

Approached from Bettws Road, Glyncoed features a beautifully maintained and expansive private and raised front garden, comprising a generous lawn and an elevated patio area, which can be accessed directly from the front reception room. There is also a large driveway to the front, offering ample off-road parking for multiple vehicles, in addition to a useful garage and side entrance access which leads to an enclosed storage area with access to the rear garden. The property boasts a substantial private rear garden overlooking picturesque woodland, with both lawn and a gravelled seating area, as well as two sheds offering excellent storage. The large garage is converted into a utility room, with fully fitted kitchen, integrated dishwasher, space for multiple washing machines and dryers, plus storage to service the holiday let and personal living, without disturbing the main home.

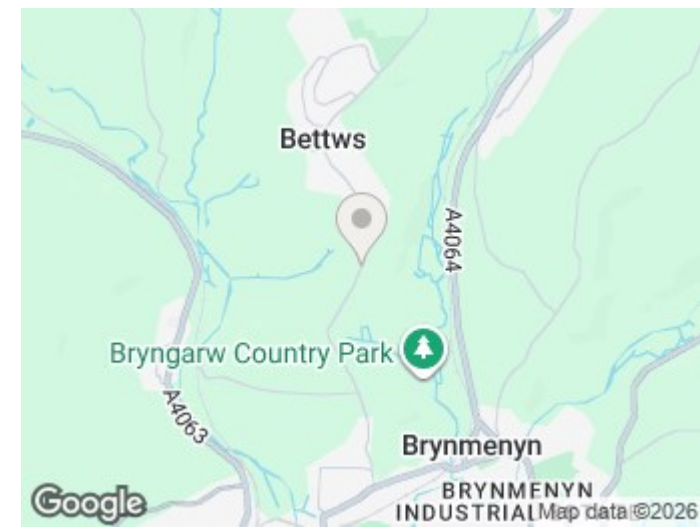
A standout feature is the established and successful holiday cabin in the form of a 'Shepherd Hut', which features a bedroom, bathroom and a log burning stove, complete with its own garden space and hot tub. Convenient EV charger to the front.

#### ADDITIONAL INFORMATION

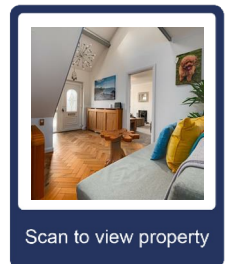
Freehold. All mains services connected. EPC Rating; 'TBC'. Council Tax for main house is Band 'F', council tax for 'Shepherds Hut' is an 'A'.



Total area: approx. 235.3 sq. metres (2532.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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