



Stray Leaves Heol Spencer, Coity, Bridgend .
CF35 6AT

£785,000



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Four double bedroom DETACHED house comprising entrance hall, three reception rooms, CONSERVATORY, kitchen/breakfast room, utility, TRIPLE GARAGE, family bathroom, EN SUITE and substantial GAMES ROOM/ ANNEXE to the rear. Good sized front and rear gardens with electric gates upon access.

£785,000 - Freehold

- A generous four double bedroom detached house
- Three reception rooms plus conservatory
- Large games room/annexe to the rear
- Enclosed mature landscaped gardens, EPC-D
- Triple garage with ample driveway parking
- Beautifully presented throughout. MUST BE VIEWED



DESCRIPTION

Introducing this beautifully presented detached self build family home located in old Coity, off Heol Spencer, and benefiting from good sized landscaped front and rear gardens, triple garage with excellent off road parking, and flexible accommodation of a growing or extended family. The property benefits from a large games room to the rear which could also be utilized as a self contained annexe having plumbing and heating and a separate entrance to the front and rear. Viewing is highly recommended to fully appreciate this good sized family home.

ENTRANCE

Via part frosted glazed PVCu front door with side glazed panels all with fitted roller blinds to remain, into the entrance hall.

ENTRANCE HALL

A lovely, welcoming hallway finished with papered and coved ceiling with central ceiling rose, papered wall with half height feature dado rail, skirting and fitted carpet. Ample space for furniture.

W.C.

Accessed off the entrance hall. Papered ceiling and walls with half height feature dado rail, skirting and wood effect vinyl flooring. Two piece suite comprising w.c. raised wash hand basin with vanity shelf and storage below. Two steps up to fitted storage housing the security alarm and meter box. Under stairs storage.

RECEPTION 1/LOUNGE (21' 8" x 16' 5") or (6.60m x 5.0m)

Benefiting from dual aspect natural light via PVCu double glazed window with venetian blinds to remain and door with side glazed panel to the front and PVCu double glazed window to the rear. Feature papered and coved ceiling, emulsioned walls with feature papered walls to the chimney breast alcoves, skirting and fitted carpet. Feature focal fireplace housing a multi fuel burner with slate hearth and sandstone mantle.

RECEPTION 2/DINING ROOM (11' 0" x 14' 3") or (3.35m x 4.35m)

Overlooking the side via PVCu double glazed window with a fitted roller blind and finished with papered and coved ceiling with central ceiling rose, papered walls with half height feature dado rail, skirting and fitted carpet. PVCu double glazed French doors both with fitted venetian blinds leading through to the rear conservatory.

SUN LOUNGE/CONSERVATORY (15' 9" x 11' 10") or (4.80m x 3.60m)

Hexagonal sun lounge finished with skimmed ceiling with recessed LED spot lights, six aspects of PVCu double glazing with dwarf brick wall with PVCu sill, skirting and ceramic tiles to the floor. PVCu double glazed French doors leading out to one side of the garden and PVCu double glazed French door leading out to the rear patio. Radiator, ample power point sockets and fitted roller blinds to remain.

RECEPTION 3 (16' 1" x 12' 10") or (4.90m x 3.90m)

Ideal formal dining or 'cwtch'. Overlooking the rear via PVCu double glazed French doors with fitted venetian blinds and PVCu double glazed windows either side also with fitted venetian blinds. Skimmed and coved ceiling, papered walls, skirting and fitted carpet. Feature fireplace housing an electric pebble and chrome effect fire with marble hearth, back plate and mantle.



KITCHEN/BREAKFAST ROOM (11' 8" x 17' 3") or (3.55m x 5.25m)

Dual aspect natural light via PVCu double glazed windows, two to the front both with fitted roller blinds and a bay window to the side with fitted roller blinds. Skimmed ceiling with recessed LED spot light and ceramic tiles to the wall. A range of low level and wall mounted kitchen units in solid wood which are painted cream with granite work surfaces and Rangemaster to remain. Two inset sinks with mixer tap, integrated appliances include a dish washer, full height fridge and microwave. Feature display cabinets and dresser. Ample space for table and chairs.

UTILITY ROOM

Skimmed ceiling with LED spot lights, half height emulsioned walls and painted wooden tongue and groove as well as ceramic tiles to the splash back. A range of low level and wall mounted kitchen units in cream with complementary granite work surface with inset sink and mixer tap. Plumbing for automatic washing machine and plenty of storage. Timber door leading through to the rear lobby.

STAIRS AND LANDING

Via stairs with dark wood balustrade and PVCu double glazed window with fitted roller blind looking out to the rear garden and finished with fitted carpet. Fitted storage cupboard.

FAMILY BATHROOM

PVCu frosted glazed window to the front with fitted roller blind, recessed LED spot lights, full height ceramic tiles to the wall and to the floor and heated wall mounted towel rail. Four piece suite comprising w.c. wash hand basin with vanity shelf and storage below, bath and separate shower cubicle with fully glazed doors and plumbed shower.

BEDROOM 2 (16' 1" x 11' 10") or (4.90m x 3.60m)

Overlooking the front of the property via PVCu double glazed window with fitted roller blind and finished with skimmed and coved ceiling with central light fitting, emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (13' 1" x 12' 0") or (4.00m x 3.65m)

Overlooking the side via PVCu double glazed window with perfect fit vana blinds, coved ceiling, central light fitting, emulsioned walls with half height feature dado rail with paper below, skirting and fitted carpet. Additional storage into the eaves.

BEDROOM 4 (11' 2" x 9' 8") or (3.40m x 2.95m)

Overlooking the front via PVCu double glazed window with perfect fit concertina roller blinds, central light fitting, coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet.

MASTER BEDROOM (16' 5" x 11' 2") or (5.0m x 3.40m)

With dual access natural light via PVCu double glazed windows, all with 'Perfect fit' concertina blinds. Skimmed and coved ceiling, papered walls, skirting and fitted carpet. Doorway through into the the en suite.



EN SUITE

Overlooking the rear via PVCu frosted glazed window with a fitted roller blind, skimmed ceiling with LED spot lights, half height ceramic tiles to the wall and to the floor. Four piece suite comprising 'his n hers' wash hand basins with chrome mixer taps and storage below, w.c. and large walk in shower with fully glazed sliding doors housing a plumbed shower with hand attachment and rainwater head. Heated chrome towel rail and access into eaves storage.

REAR LOBBY

Part frosted glazed PVCu double glazed door leading in from the front driveway with side PVCu double glazed panels. Wooden tongue and groove ceiling, emulsioned walls with half height oak panelling and a fitted carpet. Part frosted glazed PVCu door leading straight into the rear garden and PVCu double glazed windows along the whole of the corridor all with fitted roller blinds. Courtesy integral doorway through to the triple garage.

TRIPLE GARAGE

L-shaped featuring two electric roller up and over doors, fluorescent strip lights, plenty of storage and power sockets and wall mounted gas fired combination boiler serving the annex part of the property. Doorway through into the annex/games room.

ANNEXE/GAMES ROOM (21' 8" x 36' 1") or (6.60m x 11.0m)

Vaulted and apex ceiling with four double glazed skylight, feature exposed beams, PVCu double glazed bay window with fitted roller blinds to the rear and to the front and PVCu double glazed French doors leading out to the rear garden with apex glazed ceiling with concertina blinds. Half height wood panelling housing heating system around the perimeter and a fitted bar with display cabinets housing a wine fridge. Full sized snooker table and feature overhead lighting all to remain. Area for cwctch/snug and doors through into the changing room and fully working sauna.

CHANGING ROOM

Housing a shower cubicle, full height ceramic tiles to the wall and to the floor and a separate w.c. with natural light via a frosted glazed window to the rear and wall mounted wash hand basin.

OUTSIDE


Generous enclosed rear garden laid to patio on three different levels with areas of lawn, mature shrubbery and flowers, fully enclosed, water feature and hot tub to remain. Side feature patio and gated access to the front of the property.

To the front of the property is a large block pavia driveway suitable for parking up to 7 cars, pathway leading to the external porch with down lighters, two tiers of lawn all enclosed by laurel, electric double gates from the shared driveway and mature trees and shrubs.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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