



Graig Madoc, Llanmihangel
Pyle, Bridgend, CF33 6RL





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£545,000 Freehold

4 Bedrooms : 1 Bathroom : 3 Reception Rooms

Watts & Morgan are pleased to offer to the market this four bedroom detached bungalow located within a private rural position in Pyle. Offering wrap around gardens totalling just under 3 acres with fantastic elevated views. Accommodation comprises; entrance hallway, generous lounge with multi-fuel burner, additional sitting room, open plan kitchen/dining room, boot room, downstairs 4-piece bathroom, two ground floor double bedrooms and an office space. First floor landing, two double bedrooms and a WC. Externally providing gated off-road parking for several vehicles, brick built storage shed with power and lawned gardens with orchard, small woodland, patio area and vegetable patch. EPC Rating; 'E'.

- Bridgend Town Centre 7.2 miles
- Cardiff City Centre 27.6 miles
- M4 (J37) 1.8 miles

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Summary of Accommodation

GROUND FLOOR

Entrance to the rear of the property into the light and airy Hallway offering an exposed solid wood staircase to the first floor and ceramic tiled flooring. The Lounge is a generous reception room enjoying beautiful views over the rear garden benefiting from solid oak flooring and a central feature to the room is the freestanding multi-fuel burner set within a marble fireplace. An additional Sitting Room is located to the front of the property and benefits from carpeted flooring, a uPVC window and a neutral décor. The open plan Kitchen/Dining Room is a superb size room benefiting from two large sliding uPVC patio doors leading out onto the side and rear gardens. The Kitchen has been fitted with a range of 'Shaker-style' farmhouse cream wall and base units with bamboo work surface. One cupboard houses the 'Worcester' combi boiler. Plumbing is provided for appliances and space for a freestanding fridge freezer. A central feature to the room is the large Aga cooker with four ovens and three hot plates. Further benefiting from; original pitch pine ceiling beams, ceiling spotlights, solid oak flooring and ample space is provided for dining furniture. The Boot Room provides ample space for storage and plumbing for appliances. A uPVC courtesy door provides access onto the driveway and offers continuation of solid oak flooring. The 4-piece Family Bathroom is a fantastic size presenting a dual ended panelled bath with tiled splashback, a contemporary double shower with thermostatic rainfall shower over, wash-hand basin and WC. Benefiting from a uPVC window to the front aspect and tile-effect flooring. The Master Bedroom enjoys uPVC French doors leading out onto the rear garden. This superb size double room offers a neutral décor, carpeted flooring and ample space for freestanding bedroom furniture. Located just off from the Master Bedroom lies a Home Office. Bedroom Four is a good size ground floor double bedroom offering superb views to the rear elevation - currently utilised as a games room.

FIRST FLOOR

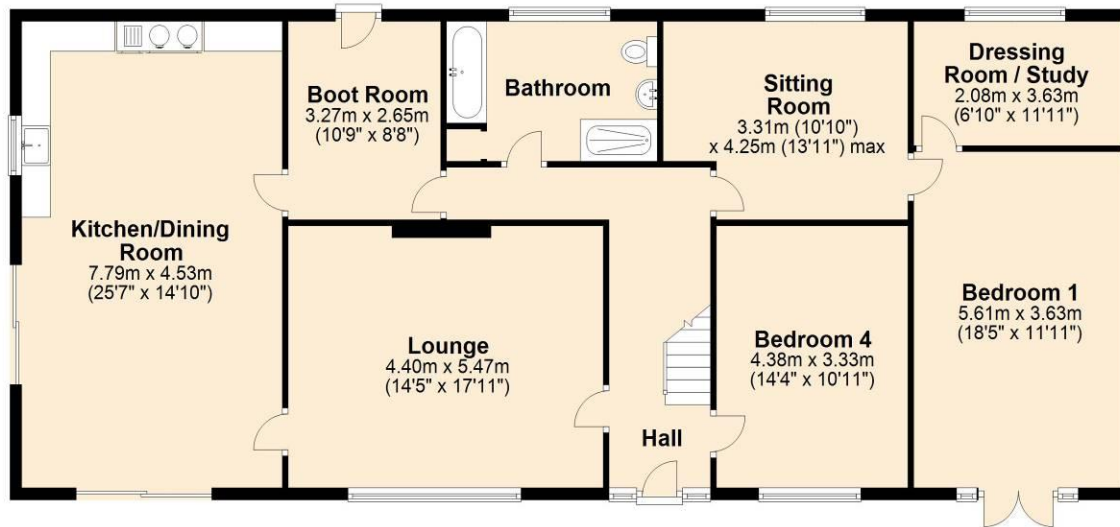
The spacious landing presents a Velux window, a loft hatch provides access to the roof space and a double storage cupboard offers hanging rail and shelving. Bedroom Two is a superb size double room offering a uPVC window to the side elevation with views over the rear garden, farmland and beyond. Presenting carpeted flooring and storage within the eaves. Bedroom Three is another large double room offering a range of fitted storage cupboards and a uPVC window overlooks the side of the property with rural uninterrupted views. A WC services this floor with wash-hand basin, WC and Velux window.

SERVICES AND TENURE

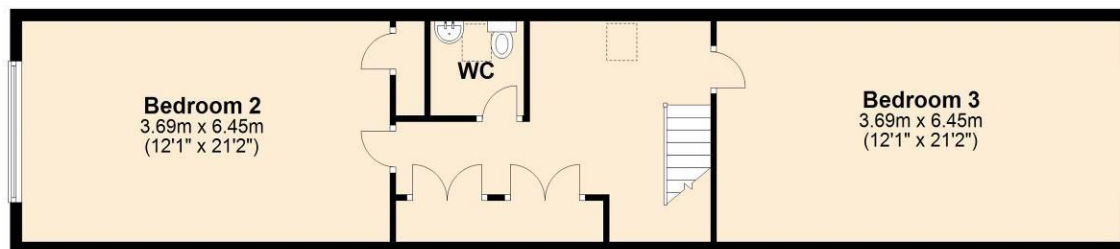
Mains water (from adjacent farmhouse), electricity and gas (LPG). Freehold.



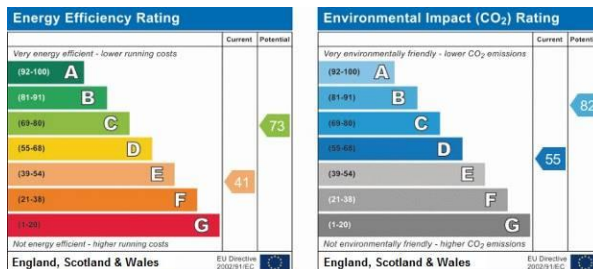
Approx. 148.9 sq. metres (1602.5 sq. feet)



Approx. 70.5 sq. metres (759.3 sq. feet)



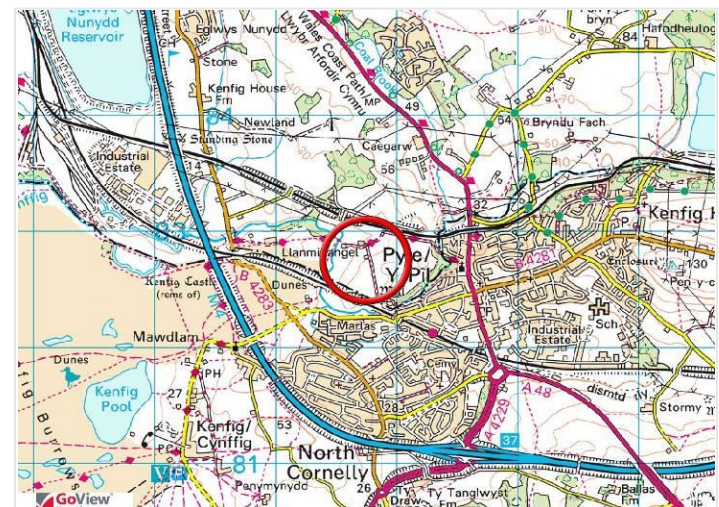
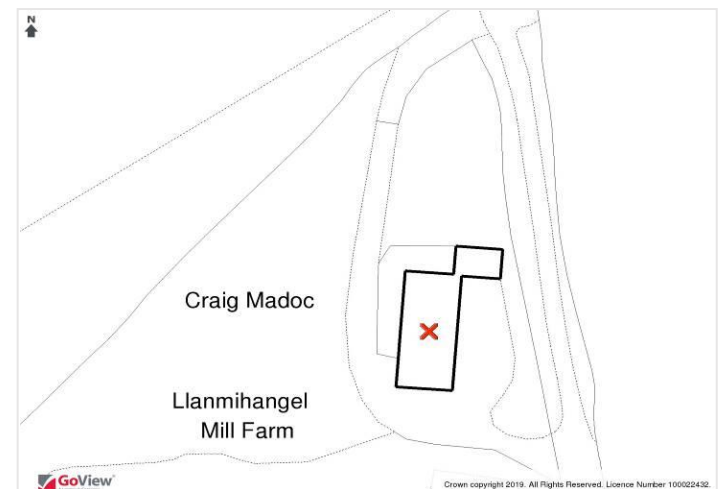
Total area: approx. 219.4 sq. metres (2361.8 sq. feet)



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.

GARDENS AND GROUNDS

'Graig Madoc' is located within a private rural position accessed off a single track lane, just off Marlas Road. The fully enclosed concrete driveway provides ample off-road parking and provides a brick-built shed with power supply. The property enjoys wrap around gardens totalling 2½ acres with views of surrounding farmland and countryside. Large shrub hedgerows border the gardens which are predominantly laid to lawn and a large patio area provides an ideal space to sit and enjoy the peaceful view. The garden enjoys an array of established trees, several deep beds for growing vegetables, an orchard with plum, cherry, apple and pear trees; and a Mediterranean stone barbecue with patio area and fire pit. This large garden also benefits from a Boules Pitch, small woodland and metal storage shed to remain.





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