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Westcott Heol Llan
Coity,
Bridgend,
CF35 6BU

Westcott Heol Llan

Asking price Offers in the
Region Of £565,000

Generous two bedroom bungalow with
one bedroom Annex

Half an acre of ground

Semi rural location

Close proximity to junction 36 of the M4

Commoners grazing rights

Flexible accommodation

Viewing is highly recommended





Situated in the rolling countryside just a short distance from Junction 36 of the M4 with approximately half an acre of garden and large grounds is the two bedroom Westcott Bungalow with further one bedroom Annex.

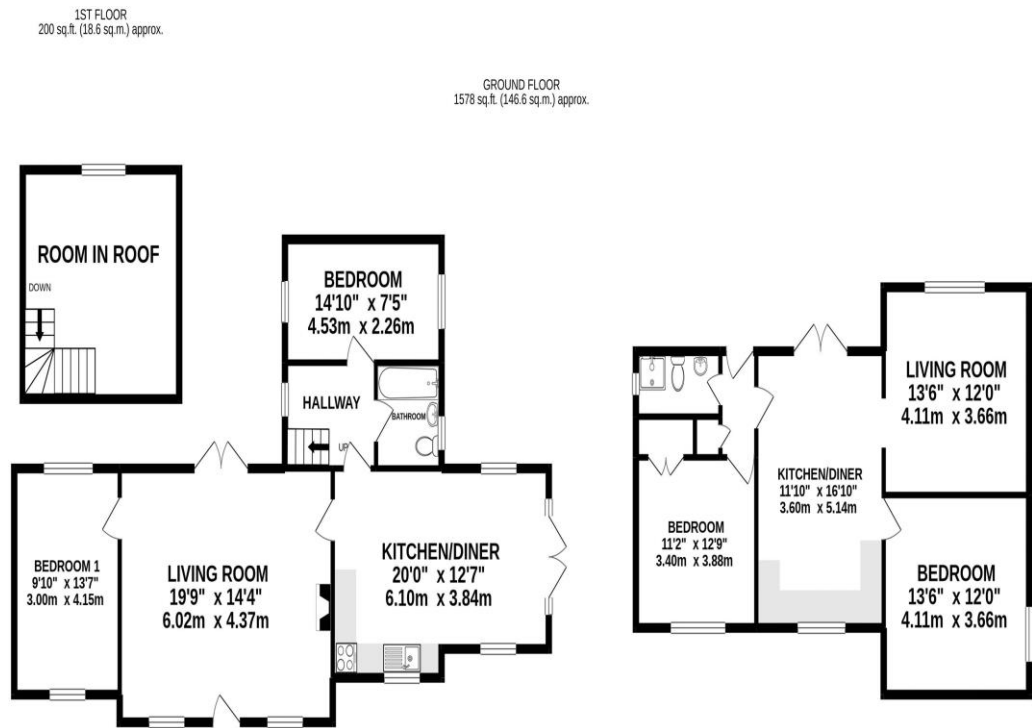
The property is entered via a PVCu double glazed door flanked by windows into the living room with coving to ceiling, French doors overlooking the rear garden and doors to the master bedroom and inner hallway. The master bedroom is a generously proportioned double room with coving to the ceiling, laminate flooring and dual aspect windows to the front and rear. Off the inner hallway doorways lead to the kitchen/diner, family bathroom and bedroom two with a staircase rising to the attic room. The kitchen/ diner is a light and airy space with French doors flanked by windows to the side, dual aspect windows to the front has and rear and Artexed ceiling. The

kitchen has tiled flooring and is fitted with a matching range of base and eyelevel units with rolltop workspace over. There is a one and half bowl stainless steel sink unit with swan neck mixer tap, plumbing and space for three appliances, space for fridge, built in cooker with four ring gas hob and complimentary extractor hood over. The second bedroom has dual aspect windows to the two sides and coving to ceiling. The family bathroom is fitted with a three-piece suite comprising a bath, vanity unit wash handbasin and low-level WC. There is laminate flooring, full height tiling to walls, chrome heated towel rail and obscure PVCu double glazed window to the side.

The Annex accommodation would be perfect as a granny annex or Airbnb with rolling countryside views. The property is entered into via a porch with doors to useful storage

cupboard, generous double bedroom, studio kitchen/living space and shower room. The kitchen area has laminate flooring and is fitted with a matching range of base and eyelevel units with rolltop workspace over. There is plumbing and space for appliance, built-in oven with ceramic hob and extractor hood over. The vaulted lantern ceiling has twin Velux windows and recess spotlights and French doors overlooking the gardens and rural countryside beyond. There are two openings to further rooms, please call the office with regards to material information. These rooms are currently utilised as a generous living space with PVCu double glazed window to the front and a further bedroom with PVCu double glazed window to the side.

Outside is a gravel drive leading to the plot with Westcott bungalow which has a generous block paved off-road parking area and an open plan driveway. Leading through to the Annex with gated access to a further hardstanding area which leads on to a generous parcel of land of approximately half an acre. The bungalow has patio seating area to the front, pathway to the front door, a generous block built storage building and has gated access through to the rear garden. The rear garden is laid mostly to lawn with patio seating area. Viewings on the property are highly recommended to appreciate the accommodation and location on offer.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Junction 36 of the M4, follow the A4061 taking the sign post for Coity Village, follow Heol West Plas through the village and once passed the Castle on the left hand side take your next left onto Heol Yr Ysgol, stay on this road for approximately a mile until you pass underneath a bridge, the property is found about half a mile further up the road on the left hand side

Tenure

Services

All mains services
Council Tax Band B
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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