



River View,
Bridgend, CF33 6RL

Watts
& Morgan



River View,

Pyle, Bridgend CF33 6RL

£365,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are pleased to present to the market a rare opportunity to acquire this 2 bedroom detached barn conversion located in Pyle with 0.7 acres of land in a picturesque riverside position. Accommodation comprises; entrance hallway, open-plan living/dining/kitchen, 2 double bedrooms and a family bathroom. Externally the property enjoys lawned front and rear gardens, paddock and private gated driveway with off road parking for numerous vehicles. EPC 'D'

Directions

* Porthcawl - 4.5 Miles * Bridgend - 7.0 Miles * Cardiff - 27.0 Miles * J37 of the M4 - 1.2 Miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMODATION

Access via a solid wood door with partially glazed panel into the spacious hallway featuring tiled flooring and provides access to a loft storage cupboard. The hallway also provides a storage cupboard housing the gas combi boiler and electric switch board. All doors lead off.

The main open-plan living/kitchen/dining room is a spacious room featuring tiled flooring, exposed wooden beams, exposed stone walls, feature wood burner sat on a raised slate hearth, uPVC windows to the side elevation and further uPVC windows to the other side. The living/kitchen/dining room further benefits from high ceilings with 2 feature Velux roof windows. The kitchen has been fitted with a range of wood-effect wall and base units, complementary laminate work surfaces, partially tiled walls and stainless steel single sink. Appliances to remain include; 'Beko' oven and 4-ring gas hob with extractor fan, freestanding fridge and freezer. Plumbing has been provided for further appliance. The kitchen area further benefits from a partially glazed wooden courtesy door leading out to the side of the property.

The kitchen leads into Bedroom One which is a good size double room featuring tiled flooring and uPVC windows to the side elevation. Further benefits from a raised mezzanine area with wood staircase leading up, 2 Velux roof windows and exposed wood beams. Bedroom Two is another good size double room featuring tiled flooring, uPVC window to the front elevation and 2 Velux roof windows. The family bathroom has been fitted with a 3-piece suite comprising; low level WC, sink set within vanity unit and walk-in shower. Further benefitting from fully tiled walls and flooring.

GARDENS AND GROUNDS

River View is accessed off a privately owned lane through metal gates onto a private gravel driveway with ample parking. The property benefits from a right of way over the lane to the property.

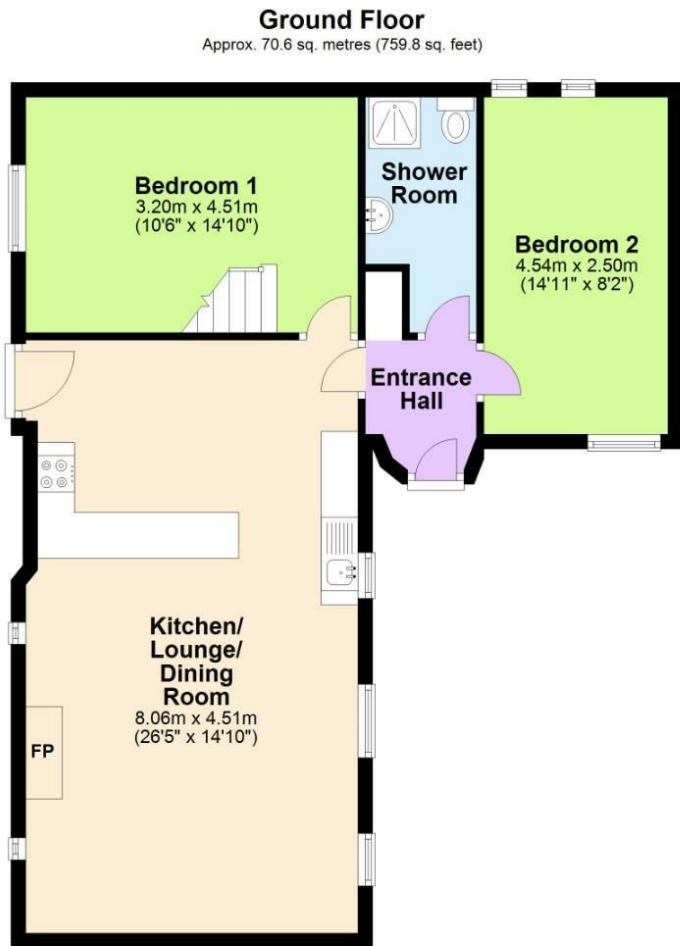
To the front of the property lies a fully enclosed lawned garden surrounded by woodland and views over the river.

To the rear of the property is a lawned garden leading to a brick built log-store. Beyond which is an enclosed pony paddock/menage which is accessed via a five bar gate and surrounded by woodland.

ADDITIONAL INFORMATION

Mains electric, mains drainage, mains water and gas. Freehold. EPC Rating "D" Council Tax band "D"



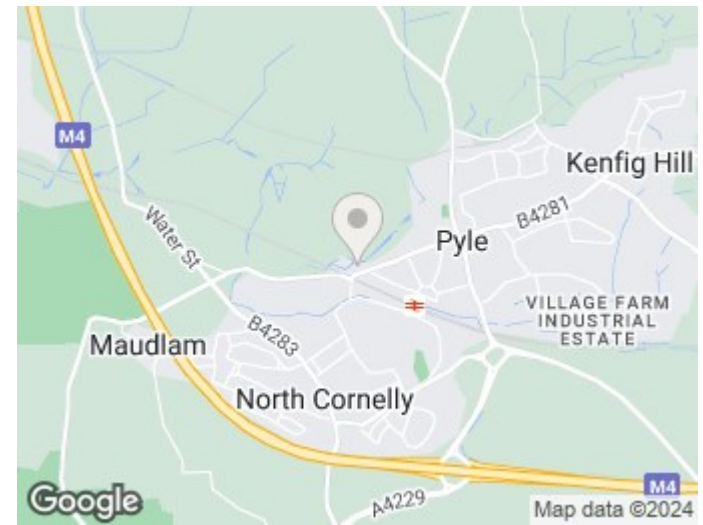
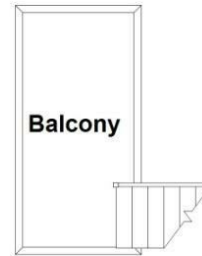


Total area: approx. 70.6 sq. metres (759.8 sq. feet)

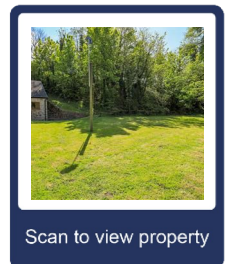
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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