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Graig Madoc Llanmihangel, Pyle, Bridgend .  
CF33 6RL

£550,000

 PAYTON  
JEWELL  
CAINES

## Graig Madoc Llanmihangel, Pyle, Bridgend . CF33 6RL

We are pleased to offer this UNIQUE FOUR BEDROOM DETACHED house, situated off Marlas Road, Pyle. The property offers approx 3 ACRES OF LAND and spacious accommodation throughout, comprising entrance hall, THREE RECEPTION ROOMS, kitchen/dining room, bathroom, four bedrooms and WC. Viewing recommended.

£550,000 - Freehold

- Four bedroom detached bungalow in semi-rural location
- Offering approximately 2.75 acres of land / garden
- Landscaped gardens, Petanque court & woodland
- Generous sized lounge with multi-fuel burner
- Three reception rooms, EPC - E / CT - F
- Spacious accommodation throughout



## DESCRIPTION

We are pleased to offer this UNIQUE FOUR BEDROOM DETACHED house, situated off Marlas Road, Pyle. The property offers approx 2.75 ACRES OF LAND and spacious accommodation throughout, comprising hall, THREE RECEPTION ROOMS, kitchen/dining room, bathroom, four bedrooms and WC.

The property is situated within a rural location and benefits from wrap around gardens extending to approximately 2.75 acres which includes an orchard, petanque gravel court and large driveway. The detached property offers generous family accommodation with fabulous unobstructed countryside views.

## DESCRIPTION

Introducing this generous and flexible bungalow situated within a semi-rural location offering panoramic farmland views and further scope to extend.

The property offers an excellent opportunity to escape to a scenic location with a 3 acre garden (approx) ideal for a growing family or an introduction to a small holding.

Viewing is recommended.

## ENTRANCE

Access via the rear into a generous sized entrance hallway.

## ENTRANCE HALLWAY

Exposed solid wood staircase and ceramic tiling to the floor.

## LOUNGE (14' 5" x 17' 11") or (4.40m x 5.47m)

Generous sized lounge offering spectacular views over the rear and finished with solid oak flooring, coved ceiling, emulsioned walls and a multi-fuel burner set within a marble fireplace.

## SITTING ROOM (13' 11" x 10' 10") or (4.25m x 3.31m)

Overlooking the front of the property via PVCu double glazed window and finished with emulsioned walls and fitted carpet.

## KITCHEN/DINING ROOM (25' 7" x 14' 10") or (7.79m x 4.53m)

Open plan kitchen/dining room benefiting from two large sliding PVCu doors which lead out to the side and rear gardens. The kitchen is finished with original pitch pine ceiling beams, recessed spotlights and solid oak flooring. Fitted with a range of base and wall units in farmhouse cream shaker style with bamboo work surface, plumbing for washing machine and space for fridge/freezer. One cupboard houses the Worcester LPG gas combination boiler. The focal point to the room is the large Aga cooker which incorporates four ovens and three hot plates. Ample space for dining furniture.

## BOOT ROOM (10' 9" x 8' 8") or (3.27m x 2.65m)

Boot room providing ample space for storage and plumbing for appliances. PVCu double glazed door giving access onto driveway. Solid oak flooring.



## FAMILY BATHROOM

Situated to the front via a PVCu frosted double glazed window with a four piece suite comprising a dual ended panelled bath, contemporary double shower with thermostatic rainfall showerhead, wash hand basin and WC. Tile effect flooring.

## MASTER BEDROOM (18' 5" x 11' 11") or (5.61m x 3.63m)

The master bedroom has PVCu double glazed French doors which lead out to the rear garden and is finished with ample space for bedroom furniture and fitted carpet.

## DRESSING ROOM/STUDY (11' 11" x 6' 10") or (3.63m x 2.08m)

Overlooking the front and currently used as an office but could easily be converted to a dressing room or ensuite.

## BEDROOM 4 (14' 4" x 10' 11") or (4.38m x 3.33m)

A double bedroom situated to the rear via a PVCu double glazed window.

## FIRST FLOOR LANDING

Spacious landing with Velux window, loft access which provides ample storage space and a double storage cupboard with hanging rail and shelving.

## BEDROOM 2 (21' 2" x 12' 1") or (6.45m x 3.69m)

Spacious bedroom situated to the side via a PVCu double glazed window offering beautiful views over the farmland. Fitted carpet and storage into the eaves.

## BEDROOM 3 (21' 2" x 12' 1") or (6.45m x 3.69m)

Bedroom three is also a double room situated to the side via a PVCu double glazed window boasting spectacular rural views.

## W.C.

Two piece suite comprising low level WC and wash hand basin. Velux window.

## OUTSIDE

Fully enclosed concrete driveway offering ample off road parking and a brick built shed with power installed.

Graig Madoc enjoys wrap around gardens comprising approx 2.75 acres with views of farmland and countryside. The gardens are bordered by hedgerows and are mainly laid to lawn with a large patio area ideal for garden furniture. The orchard boasts plum, cherry, apple and pear trees. There is a central planted berry area offering raspberries, tayberries and blackcurrants. Mediterranean stone barbecue with patio area and fire pit, Petanque court, small woodland and metal storage shed to remain.

## DIRECTIONS

Travel along Marlas Road from Pyle Cross and before the railway there is a newsagents called Wickhams. Take the single track lane, over three speed bumps and the property is just after the third bump on the left hand side.




## NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.  
The property is not connected to mains gas but uses LPG.  
Drainage is via a soak away.  
There is electric and water to the property.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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