



Grove Cottage,  
Bridgend, CF32 0EU

Watts  
& Morgan



# Grove Cottage,

Llangewydd, Bridgend CF32 0EU

**£469,995 Freehold**

**3 Bedrooms | 1 Bathrooms | 3 Reception Rooms**

A spacious three-double-bedroom detached property set on a substantially large plot, offering huge potential for further development. Conveniently located just a short drive from local schools, shops and amenities, the property also provides excellent access to Junction 36 of the M4 and Bridgend Town Centre. The accommodation comprises an entrance hall, lounge, sitting room, kitchen/breakfast room, utility room, dining room and ground-floor WC. To the first floor, there are three generous double bedrooms and a well-appointed four-piece family bathroom. Externally, the property enjoys extensive front and rear gardens, a spacious driveway providing off-road parking for numerous vehicles, a detached double garage and a large outbuilding, offering further scope for a variety of uses.

## Directions

\* Bridgend - 4.0 Miles \* Cardiff - 24.0 Miles \* J36 of the M4 - 5.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered the main hallway, the property features carpeted flooring and a staircase rising to the first floor. The ground floor sitting room is a versatile reception space with wood flooring and double doors opening out to the front. The main living room is a generous, light filled reception room with wood flooring, front facing windows and a central feature wood burning stove. The kitchen/breakfast room is fitted with a range of coordinating wall and base units, complementary work surfaces, tiled flooring and rear facing windows. There is ample space for a freestanding breakfast table. Appliances to remain include stainless steel 1½ bowl sink with mixer tap built-in electric hob with under oven. There is space for a fridge, dishwasher, and washing machine. Door to pantry and utility room. The ground floor cloakroom is fitted with a WC and wash hand basin, with tiled walls and tiled flooring. The outer hallway provides access to the dining room, which is a third reception room featuring wood flooring and a side facing window. The hallway also includes a PVC door opening out to the rear garden.

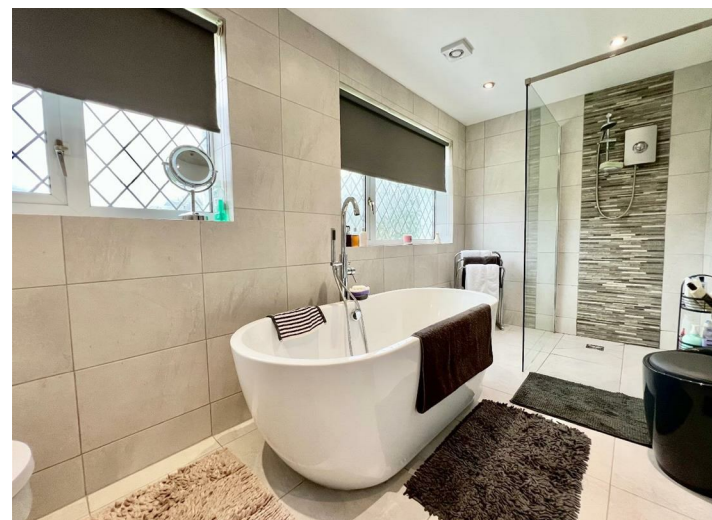
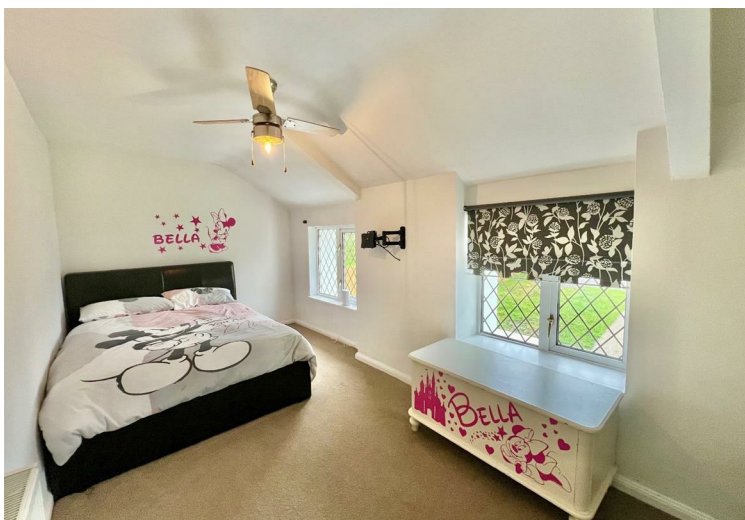
The first floor landing offers carpeted flooring with all doors leading off. Bedroom One is a spacious double bedroom with built in wardrobes, carpeted flooring and a front facing window. Bedroom Two is another double bedroom with carpeted flooring and a rear facing window. Bedroom Three is a further generous bedroom with carpeted flooring and a side facing window. The family bathroom is fitted with luxurious a four piece suite comprising a freestanding bathtub, double shower enclosure, wash hand basin and WC. The room is finished with fully tiled walls and flooring and a rear facing window with recessed spot lighting.

### GARDENS AND GROUNDS

Approached off Llangewydd Road, Grove Cottage occupies a substantially large plot, offering excellent space and privacy. A generous front lawn creates an attractive approach to the property. To the rear, a spacious gravel driveway provides off-road parking for numerous vehicles and leads to a detached double garage. Beyond this lies a further enclosed section of the plot, featuring a generous and versatile outbuilding. The grounds offer significant potential for future development, subject to the necessary planning consents.

### ADDITIONAL INFORMATION

Freehold. Air source heat pump system and solar panels. Cesspit drainage. EPC Rating; 'C'. Council Tax is Band 'E'.



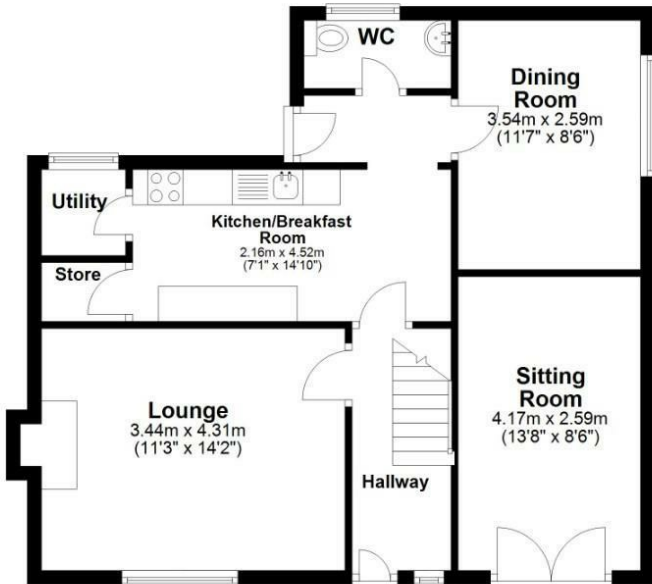
**Double Garage**

Approx. 10.0 sq. metres (107.3 sq. feet)



**Ground Floor**

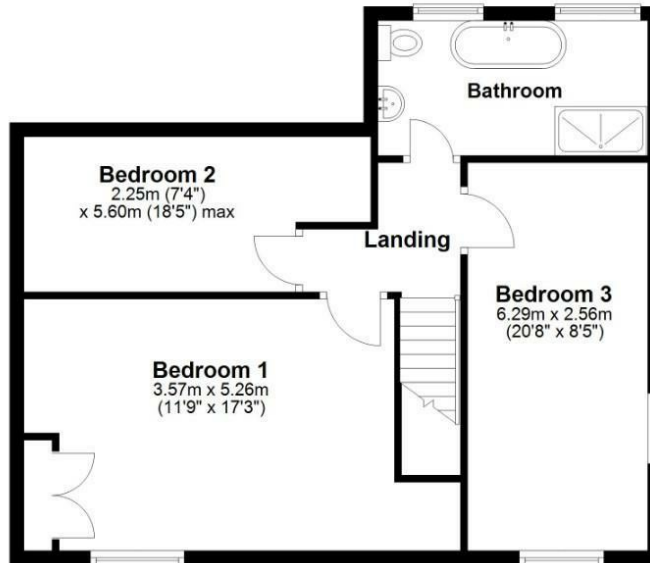
Approx. 58.5 sq. metres (629.4 sq. feet)



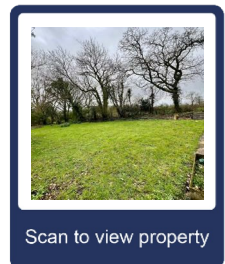
Total area: approx. 123.9 sq. metres (1333.4 sq. feet)

**First Floor**

Approx. 55.4 sq. metres (596.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>69</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property



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