

the ANDERSON Group eXp

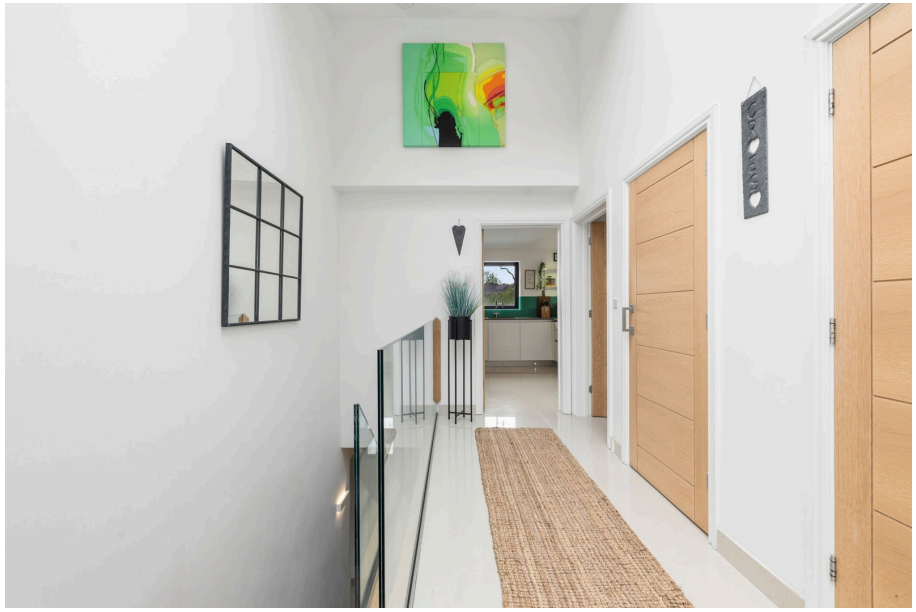
**Nicholls Road, Coytrahen, Bridgend, CF32 0EP**

Offers Over £500,000

4 3 2









- No Onward Chain
- One-Of-A-Kind Architecturally Designed Detached Home
- Exceptional Woodland Setting Surrounded By Nature
- Four Double Bedrooms
- Impressive Open-Plan Kitchen, Dining & Living Area
- Separate Living Room With Wood-Burning Stove
- Master Bedroom With Dressing Room & Private Ensuite
- Underfloor Heating Throughout The Property
- Expansive Elevated Wraparound Decking With Woodland Views
- Conveniently Located Near The M4, Local Shops & Amenities

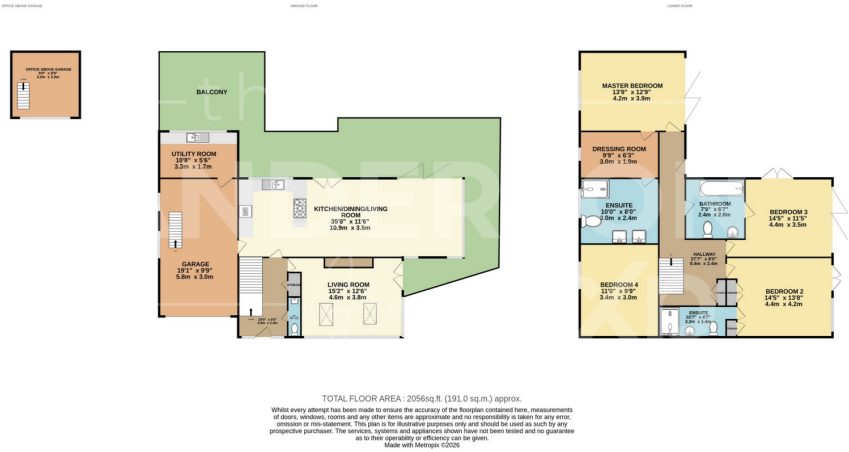








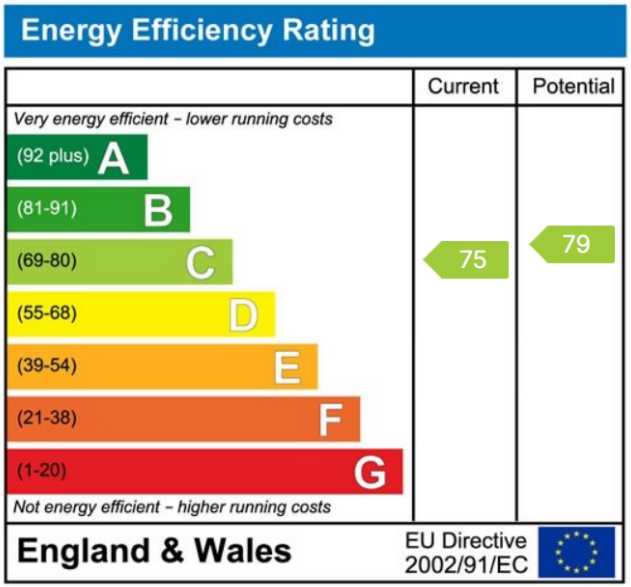





TOTAL FLOOR AREA : 2056sq.ft. (191.0 sq.m.) approx.

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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Positioned in a beautiful woodland setting, this exceptional four-bedroom home is a truly one-of-a-kind, architecturally designed property, thoughtfully created to embrace its natural surroundings.
From the striking vaulted ceilings and expansive floor-to-ceiling glazing to the beautifully designed living spaces, every aspect of the property has been considered to maximise natural light and create a seamless connection between indoors and outdoors.
At the heart of the home is an impressive open-plan kitchen, dining and living area, with breathtaking woodland views, contemporary finishes and direct access to outdoor decking.
The additional reception room, complete with a wood-burning stove, offers another wonderful space to relax and enjoy the surroundings.
Combining distinctive architecture, generous family




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