



93 Hendre Road

Pencoed, CF35 6TN

Price £595,000

HARRIS & BIRT



An excellent opportunity to purchase this unique residence in the heart of Pencoed, offering modern detached four bedroom, double bay fronted, Victorian property, excellent sized yard laid to tarmac and concrete, detached barn that could have a multitude of uses and sizeable gardens surrounding. There is access from the main road into the property for off road parking, as well as access to the barn and yard. This property offers great flexibility with the potential of running a business from the grounds of your own home

Pencoed in itself is an attractive town on the outskirts of Bridgend and offers excellent facilities. These include well regarded schooling, wide range of shops both national and local, sporting and recreational facilities. Pencoed has a railway station on the main Swansea to Cardiff line. The M4 is just a few minutes drive away and provides easy access to majoring centres including the capital city of Cardiff.



Accommodation

Ground Floor

Entrance Porch 6'9 x 11'10 (2.06m x 3.61m)

Wood front door with transom window above.

Hallway

Entered via wooden door. Ceramic traditional tiled floor. Skimmed walls and ceiling. pendant ceiling light. Radiator.

Living Room 12'4 x 29'8 (3.76m x 9.04m)

Double glazed bay front windows. Carpet floor. Underfloor heating. Wood burning fireplace with slate hearth. Skimmed walls and ceiling. Pendant ceiling lights. Leading into Kitchen/ Dining/Sitting Room.

Kitchen/ Dining/ Sitting Room kitchen (15'3 x 11'10) dining (13'7 x 13'1) sittin (kitchen (4.65m x 3.61m) dining (4.14m x 3.99m) sit)

Peninsular L-shaped fitted kitchen with breakfast bar area. Range of wall and base units. Rectangle kitchen island with Neff electric induction hob. Two ovens. Space for American style fridge/freezer. Wine cooler. Large pantry with light and power. Belfast double sink with swan neck tap. Integrated dishwasher. Large double glazed window overlooking rear garden. Glass roof lantern. Door to utility cupboard housing washing machine. Tiled flooring throughout. Underfloor heating. Skimmed walls and ceiling. Pendant ceiling lights. Large bi-fold doors opening out onto rear garden. In the sitting area there is a window to the side.

WC 2'10 x 4'5 (0.86m x 1.35m)

Wall hung wash hand basin. Low level dual flush WC. Tiled floor. Partly tiled walls. Further skimmed walls and ceiling. Pendant ceiling light.

Family Room 11'8 x 13'9 (3.56m x 4.19m)

Double glazed bay front windows. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Underfloor heating.

First Floor

Landing 6'5 x 10'2 (1.96m x 3.10m)

Carpet stairs leading up to first floor landing. Double glazed window to rear. Skimmed walls and ceiling. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 11'0 x 12'10 (3.35m x 3.91m)

Double glazed window to front. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Sliding fold door to en suite.

En Suite 5'9 x 5'4 (1.75m x 1.63m)

Three piece suite. Corner shower cubicle with glass sliding doors. Rainfall shower head and separate shower head attachment. Low level dual flush WC. Wash hand basin. Double glazed window to side.

Bedroom Two 9'11 x 12'9 (3.02m x 3.89m)

Double glazed window to front. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

Bedroom Three 10'5 x 11'1 (3.18m x 3.38m)

Double glazed window to rear. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

Bedroom Four 6'5 x 9'4 (1.96m x 2.84m)

Double glazed window to front. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Access to loft.

Family Bathroom 10'11 x 11'1 (3.33m x 3.38m)

Three piece suite. Free standing bath with swan neck chrome tap and separate shower head attachment. Wash hand basin. Low level dual flush WC. Obscure glazed

window to rear. Wood effect ceramic tiled floor. Partly tiled walls. Further skimmed walls and ceiling. Radiator. Door to storage cupboard housing boiler.

Outside

To the front of the property there is a dwarf wall with gate. Mainly laid to gravel. Pathway leading to front door. To the rear of the property there are bi-folding doors from the kitchen to outside area with continuation of tiled flooring. Stairs leading down to lawned area. Summer house. Play area with roof and slate flooring. Hot Tub area with power and light.

Yard

Accessed via vehicular entrance to open yard with plenty of space laid to both tarmac and concrete. Access to barn and currently housing timber storage shed. Plenty of space for numerous vehicles and potential for development subject to the necessary permissions.

Barn

Two storey stone barn providing power and light, excellent storage space with roller door.

Services

All mains services are connected to the property. Central heating via gas combination boiler. The property benefits from UPVC double glazing throughout.

Directions

From our office at 65 High Street, Cowbridge travel out of Cowbridge on the A48 towards Bridgend, at the Pentre Meyrick crossroads take a right towards Llangan travel on this road until you reach the Pencoed roundabout. Take the third exit onto Felindre Rd entering Pencoed, continue along Felindre road and at the junction turn right onto Coychurch Road, turn left at the monument onto Hendre Road, cross over the railway crossing and continue along Hendre Rd and the property can be found on your left hand side just opposite the turning for Heol Wastadwaun.







HARRIS & BIRT
 CHARTERED SURVEYORS &
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1: 1,182 sq. ft., FLOOR 2: 680 sq. ft.
 TOTAL: 1,862 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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