



22 Duffryn Oaks Drive

Pencoed, CF35 6LZ

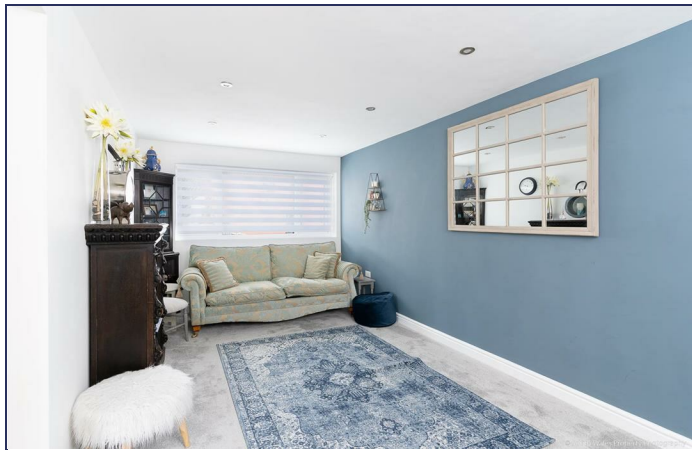
Price £335,000

HARRIS & BIRT



An individually designed detached house located on the popular Duffryn Oaks Drive development built in 2016. The immaculately presented accommodation briefly comprises;- kitchen/diner, study, spacious living room, sitting room/bedroom 4, utility and WC to the ground floor. Master bedroom with en suite, two further double bedrooms and a modern bathroom serve the first floor. The property sits on a corner plot offering ample off road parking and front garden with a landscaped, enclosed garden to the rear. The property further benefits from upgraded internal oak doors, Upvc double glazing and mains gas via combination boiler.

The location is a particularly convenient one situated on the outskirts of the popular town of Pencoed. The town offers a wide range of local facilities including newly built Pencoed Primary School, health care centre, a wide range of shops both national and local, sporting and recreational facilities including swimming pool and a railway station on the main Swansea to Cardiff line. Easy access to the M4 brings major centres including the capital city of Cardiff within easy commuting distance.



Accommodation

Ground Floor

Entrance Hall

The property is entered via aluminium front door with part decorative glazed panel into main hallway. Part tiled, part carpet flooring. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

Kitchen/Dining Room 17'1" x 8'9" (5.21m x 2.67m)

Modern fitted 'shaker' style kitchen with features to include; range of fitted wall and base units with wood effect laminate worksurfaces over and brick effect tiled splashbacks. 1.5 bowl sink and grooved drainer with hot and cold mixer tap. Inset four ring gas hob with wall mounted stainless steel extractor over. Integrated dishwasher. Space for American style fridge/freezer. Large window overlooking front with deep tiled windowsill and further windows to side. Tiled floor. Spot lighting and pendant light. Space for dining table and chairs.

Study 10'2" x 5'10" (3.10m x 1.78m)

Window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

Utility Room/WC 6'3" x 5'11" (1.91m x 1.80m)

Wood effect laminate worktop with inset single bowl sink with hot and cold mixer tap. Tiled splashbacks. Range of wall units. Space and plumbing for undercounter washing machine. Space for tumble dryer. Low level dual flush WC. Tiled floor. Radiator. Pendant ceiling light.

Living Room 8'8" x 19" (max) (2.64m x 5.79m (max))

French doors opening out onto rear garden with windows either side. Feature fireplace with decorative surround and

marble hearth. Carpet flooring. Radiator. Pendant ceiling lights. Stairs to first floor. Decorative glazed doors into;

Sitting Room/Bedroom Four 19'4" x 9'4 (5.89m x 2.84m)

Window overlooking front. Carpet flooring. Radiator. Ceiling spotlights.

First Floor

Half turn stairs from ground floor onto landing. Window overlooking side. Carpet flooring. Loft access via hatch. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 15'4" x 9'0" (4.67m x 2.74m)

Two windows overlooking rear garden. Carpet flooring. Pendant ceiling light. Door through to;

En Suite

Obscure glazed window to rear. Fully tiled shower cubicle with wall mounted mains connected shower and folding door. Low level, hidden cistern WC. Wall mounted wash hand basin with hot and cold mixer tap. Wall mounted vertical towel warmer. Fully tiled floors. Pendant ceiling light.

Bedroom Two 12" x 102" (max) (3.66m x 31.09m (max))

Window overlooking front. Further window to side. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Three 11'11" x 8'2" (max) (3.63m x 2.49m (max))

Window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

Bathroom 8'1" x 5'11" (2.46m x 1.80m)

Obscure glazed window to side. Panelled bath with hot and cold taps. Wash hand basin with hot and cold mixer taps.

Vanity unit containing hidden cistern WC. Part tiled walls. Tiled floor. Wall mounted vertical towel warmer. Pendant ceiling light. Extractor.

Outside

The property enjoys a corner plot position offering large lawned front garden and tarmac driveway offering off-road parking for several vehicles. Side access gate to rear. Enclosed rear garden with paved area of patio stepped up to flat level lawn with decorative sleeper boundaries off the patio. Painted fence boundary to all sides. Various mature shrubbery. Outside tap.

Services

The property benefits from all mains services - water, drainage & electricity. Central heating via gas combination boiler. Upvc double glazing throughout. Oak internal doors throughout.

Directions

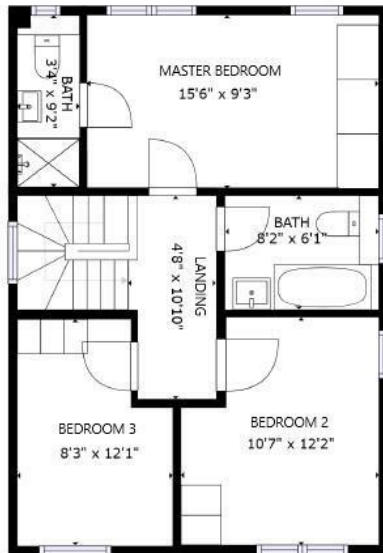
From our office at 67 High Street, Cowbridge, travel out of Cowbridge on the A48 towards Bridgend, at the Pentre Meyrick crossroads take a right towards Llangan travel on this road until you reach the Pencoed roundabout. Take the third exit onto Felindre Rd entering Pencoed, continue along Felindre road 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. Travel along Hendre Rd for a short while and take the left hand turning for Ardwyn Vale/Pant Ardwyn. At the first T junction turn right, then next left on to Pant Hendre. Follow the road around to the right and take your third left on to Red Oaks, then next left entering Duffryn Oaks Drive. Head up the hill bearing left all the way to the top and on reaching the yellow house on the corner turn right. Follow the road up and take your first left turn. No.22 is the first house on your left on the corner.







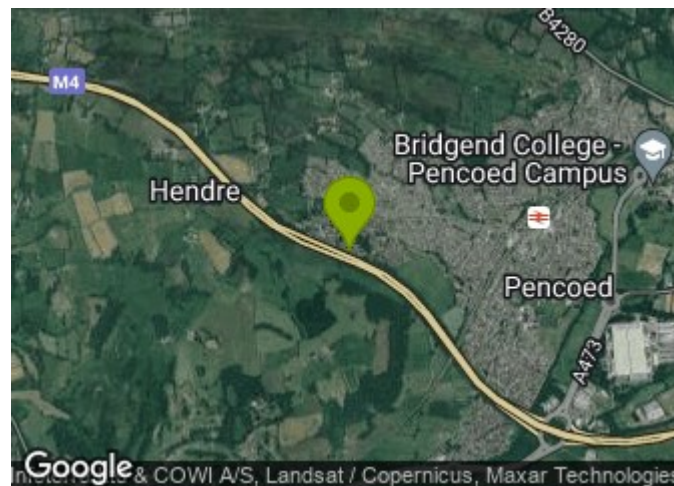
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 853 sq. ft., FLOOR 2: 541 sq. ft.
TOTAL: 1394 sq. ft.

*SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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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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