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26 Woodland Avenue
Pencoed,
Bridgend,
CF35 6UP

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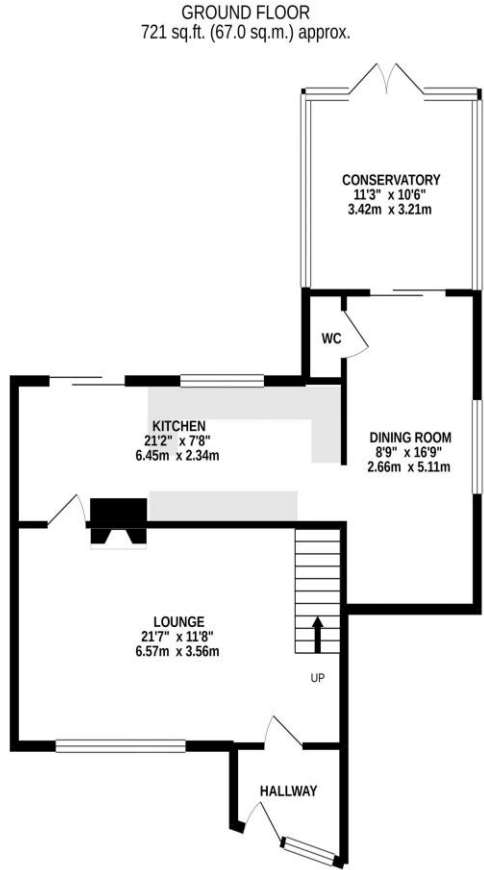
Asking price **£275,000**

- Three double bedroom detached
- Convenient Pencoed location
- Great commuter access to both junction 35 and rail links
- Westerly facing landscaped rear garden
- Garage
- Downstairs cloakroom
- Ensuite to bedroom two
- Dressing room to bedroom one
- Off-road parking
- Viewing is highly recommended



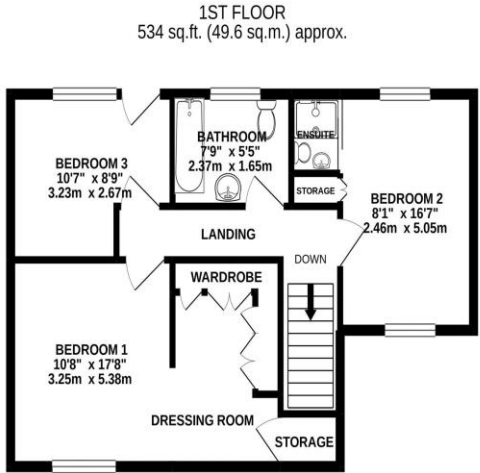


The property is entered via a PVCu double glazed door into an entrance hallway with doorway leading to the lounge. The lounge has a staircase rising to the first floor landing, a feature fireplace, PVCu double glazed window to the front, coving to ceiling and doorway to the kitchen/breakfast room. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over units. There is plumbing and space for appliance, eyelevel oven, sunken sink unit, high-gloss tiled flooring, windows and French doors overlooking the rear garden and a doorway to a dining room. The dining room has laminate flooring, PVCu double glazed window to the side, door to downstairs cloakroom and



sliding doors to the conservatory. The conservatory has an insulated roof, PVCu double glazed construction with low dwarf brick wall, PVCu double glazed windows and French doors overlooking the rear garden and tiled flooring. The downstairs cloakroom has been fitted with a two piece suite comprising of WC and wash hand basin.

Upstairs the landing gives access to all bedrooms and family Shower room. The shower has been fitted with a three-piece suite comprising double shower cubicle, wash hand basin and close coupled WC. There is a PVCu obscure double glazed window to the rear. Bedroom three is a double room



with PVCu double glazed window to the rear. The second bedroom is a generous double room with dual aspect windows to the front and rear. There are double doors to storage cupboard and a sliding door to an ensuite shower room. The shower room has been fitted with a three-piece suite comprising of shower close couple WC and wash hand basin. The master suite has been divided into two areas giving a generous dressing room with a range of built-in wardrobes and door to over stairs storage cupboard. The bedroom area has PVCu double glazed window to the front.

Outside to the front of the property is an open plan garden with block paved driveway providing ample off-road parking space ahead of the integral garage with electric roller shutter door. To the rear of the property is an enclosed landscaped garden laid to artificial lawn with borders of mature plants and shrubs.

Viewings on the property are highly recommended to appreciate the space and location on offer.





Directions

From junction 35 of the M4 travel North along the dual carriageway signposted Pencoed. At the first roundabout turn left onto Felindre Road, proceed to the T-junction and turn right at the war memorial turn left onto Hendre road and proceed over the railway crossing. Take the second left hand turning onto Woodlands Avenue where number 26 Woodlands Avenue will be found on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating C

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

708/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
26, Woodlands Avenue Pencoed CF31 1LH	Energy rating C	Valid until: 27 June 2032 Certificate number: 8062 4326 8330-4075-3896
Property type		Detached house
Total floor area		104 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

The average energy rating is D
The average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



