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herbert r thomas

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1 Pen Y Bryn
Rhiwceiliog Pencoed,
Bridgend,
CF35 6ND

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Asking price **£750,000**

Situated within close proximity of junction 35 of the M4 is this well presented six bedroom property on an impressive plot.

Approximately ten acres

Six double bedroom all with fitted wardrobes

Downstairs underfloor heating throughout

Impressive size 2nd floor master suite

Close proximity to junction 35 of the M4

Five large stable blocks and tack room

Double garage

Viewing is highly recommended





Situated within close proximity of junction 35 of the M4 is this well presented six bedroom property on an impressive plot.

The property is entered via partly glazed UPVC door into an entrance hallway with staircase rising to the first floor and doorways to the kitchen, lounge, living room and bathroom.

The kitchen is fitted with a matching range of base and eye level units with rolltop workspace over and a kitchen island with ceramic sink with swan mixer tap and same workspace over with storage below. There is an integrated dishwasher, space for fridge/freezer, cooker with extractor fan overhead and Brazilian slate flooring. There are two UPVC windows to the side and UPVC double glazed French doors to the garden and doorways to the living room and utility room. The utility room is laid to the same Brazilian slate flooring as the kitchen, there is space for two appliances and a double glazed UPVC door to front. The sitting room is a generous size room laid to oak veneer flooring with featured multi fuel fire and a large UPVC double glazed window to the rear and double glazed window to side.

The lounge is an impressive sized room that comfortably accommodates a full sized snooker table and surrounding furniture with double glazed windows to the side and rear.

The bathroom has a three piece suite comprising a low-level WC, pedestal wash hand basin and standalone bath. The walls and floor are fully tiled and there is an obscure double glazed window to the side.

To the first floor landing, there are doors to the five bedrooms and family bathroom and staircase rising to the master suite. Bedroom two is a good size double bedroom that benefits from built-in storage, has two double glazed windows to the side and doorway through to the ensuite. The ensuite is fitted with a three-piece suite comprising of a low-level WC, wash hand basin with storage unit beneath and shower with slide panel and door. The walls and flooring are tiled and there is a chrome towel rail. Bedroom three is another good size double bedroom benefitting from double fitted wardrobes and two double glazed

windows to side. Bedroom four is another generous double bedroom with double glazed windows to the rear overlooking the garden. Bedroom five is a double bedroom with double fitted wardrobes and two double glazed windows to rear. The master suite is a large double room located on the second floor with eaves storage either side, Velux windows, a double glazed window to the side and doorways to the ensuite and walk-in wardrobe. The ensuite is fitted with a three-piece suite comprising of a low-level WC, wash hand basin with built-in storage unit and panel bath. There is tiled flooring and a Velux window.

Outside, there is a large double garage which is fully powered, a pathway to five good sized stable blocks and a tack room with gated access onto the paddock. Viewings are highly recommended





Directions

From Junction 35 the M4 travel north signposted Pencoed and proceed over the next two roundabouts. At the third roundabout take the first exit and proceed along this road for approximately 400 meters. Take the first right hand turning onto Minffrwd Road and then left onto Bryngarn Road. Follow the road taking the second right and the property can be found on your left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

Mains water and electric. Oil heating. Cesspit drainage.
Council Tax Band I
EPC Rating D

12/16/22, 2:38 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
1 Pen-y-bon Bryngarn Road Pen-coed CF31 1LH	Energy rating D	Valid until: 22 September 2032 Certificate number: 2473-0000-4281-3482-4266
Property type	Detached house	
Total floor area	433 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-civil-estate-constituencies-energy-efficiency-standards-landlords-waiver)		

Viewing strictly by appointment through Herbert R Thomas

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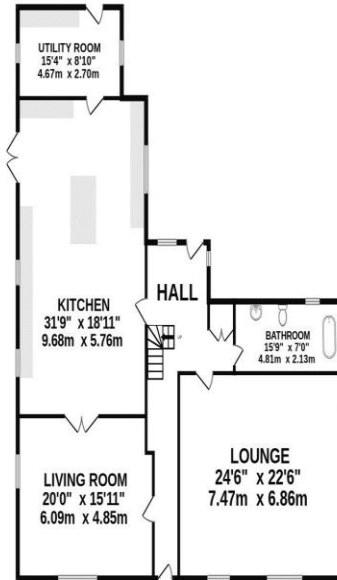
The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926

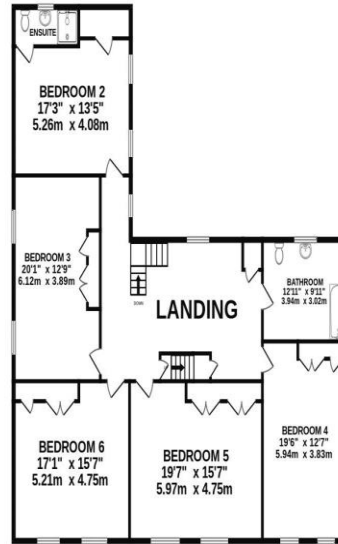
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



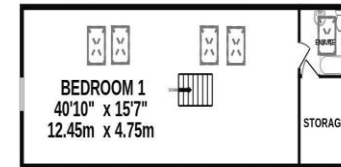
GROUND FLOOR
1851 sq.ft. (172.0 sq.m.) approx.



1ST FLOOR
1838 sq.ft. (170.8 sq.m.) approx.



2ND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 4445 sq.ft. (412.9 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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