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Bryntirion Hendre

Road

Pencoed,

Bridgend,

CF35 6PU

Bryntirion Hendre Road

Asking price **£500,000**

Situated on an elevated plot is this four double bedroom, three reception room property which offers flexible living accommodation, ensuites to both downstairs and upstairs bedrooms, located in the popular Pencoed village, benefitting from a detached double garage, single garage and outbuildings.

Multigenerational living opportunity

Detached

Four double bedroom detached

Two double bedrooms with ensuites

Downstairs bathroom

Large plot

Double garage

Further single garage

Ample off-road parking

Viewings highly recommended





Situated in the popular Pencoed village on an elevated position, gated access, generous driveway for ample off-road parking and large gardens is this generously proportioned four double bedroom, three reception room detached property.

The property is entered via a PVCu double glazed door flanked by a window into a large entrance hallway with tiled flooring, dogleg staircase leading to the first floor landing, doors to useful understairs storage, further storage cupboard and solid wood doors leading to lounge, dining room, study, sitting room/bedroom one, bedroom two and downstairs bathroom. The lounge is a generous size with PVCu double glazed window to the front and side, PVCu double glazed patio doors overlooking the side garden. There is coving to ceiling, laminate flooring, feature fireplace and door to kitchen. The kitchen is an impressive size with vaulted ceiling, exposed beams and recessed spotlights. The kitchen has been fitted with a matching range of shaker style base and eyelevel units with quartz worktop space over. There is a built-in oven, induction hob with extractor fan hood over and sink unit with Swan neck mixer tap. There is plumbing and space for dishwasher, tiled flooring, kitchen island, PVCu double glazed windows to the rear and side, a PVCu double glazed door to the side, door to storage cupboard and a brick built archway leading through to the dining room. The dining room is laid to tiled flooring, patio doors overlooking the rear garden and door to entrance hallway. The bathroom has been fitted with a three-piece suite comprising; bath with independent shower over, close coupled WC and pedestal wash handbasin. There are tiled splashback's, tiled flooring and recessed spotlights. The study is laid to laminate flooring and has a PVCu double glazed window to the front. The sitting room/bedroom one is laid to laminate flooring and has a PVCu double glazed window to the front. Bedroom two has a PVCu double glazed window to front, built-in storage cupboards and door to an ensuite shower room. The ensuite has been fitted with a three-piece suite comprising; shower cubicle,

vanity unit wash handbasin and close coupled WC. There is full height tiling to walls, tiled flooring, spotlights and a PVCu double glazed window to rear.

To the first floor landing is a generous sized landing space and doors to all three bedrooms and family bathroom. The bathroom has been fitted with a four-piece suite comprising; corner bath, shower cubicle, vanity unit wash handbasin and close coupled WC. There is full height tiling to walls, tiled flooring, shaver point, chrome effect towel rail, recessed spotlights and a PVCu double glazed window to rear. Bedroom four is a generous double room with a PVCu double glazed window to the front. Bedroom three has a PVCu double glazed window to the side and built-in double storage cupboard. The master bedroom has a PVCu double glazed window to rear and door to the ensuite shower room. The

ensuite has been fitted with a three-piece suite comprising; shower cubicle, close coupled WC and vanity unit wash handbasin. There is full height tiling to walls, tiled flooring, chrome effect towel rail, recessed spotlights and a PVCu double glazed window to the rear.

The front of the property is accessed via a gated driveway with single garage, ample off-road parking and block paved pathway leading to the front door of the detached property. There is a detached double garage and a large garden laid to lawn. To the side of the property is a garden laid mostly to lawn with summerhouse and storage sheds. To the rear of the property is a garden laid mostly to lawn with a block paved pathway.

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





Directions

From Junction 35 of the M4, join the A474 signposted Pencoed and at the first roundabout take the first exit onto Felindre Road. Continue straight, at the traffic lights turn right onto Coychurch Road. Take the second left hand turning at the Monument to join Hendre Road and proceed over the railway crossing. At the traffic lights, continue straight following the road through Pencoed, as you start to leave the village the property can be found on an elevated position on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band F
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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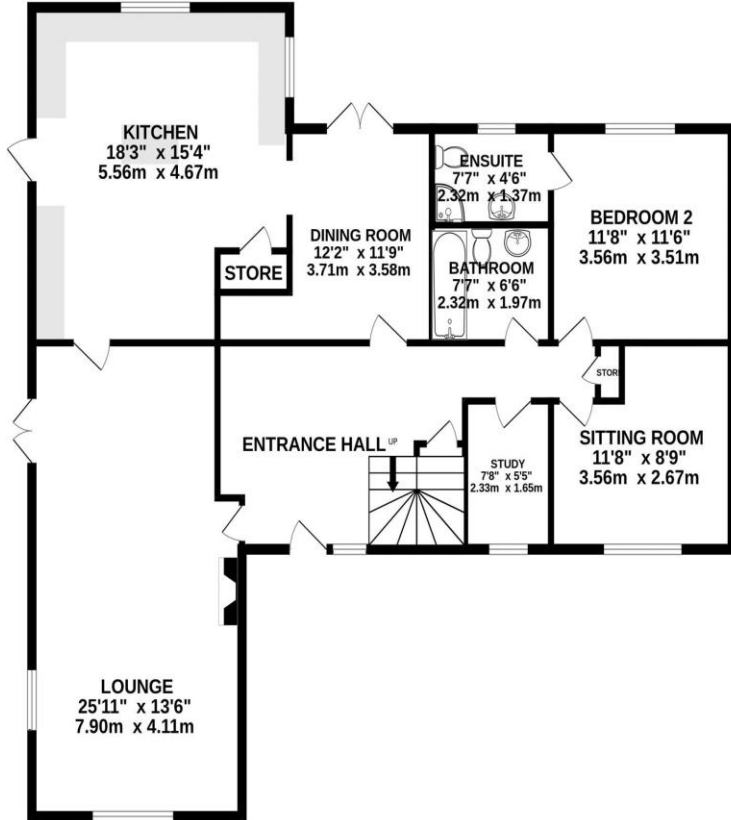
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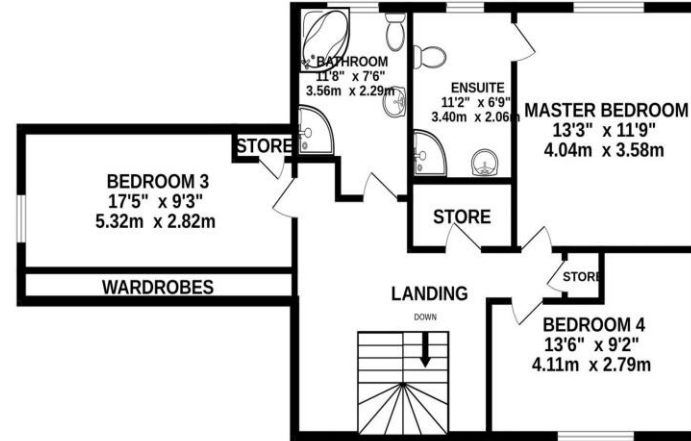
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
1331 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 2103 sq.ft. (195.4 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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