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4 Chapel Road

Rhiwceiliog Pencoed,

Bridgend,

CF35 6NN

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Asking price **£575,000**

Situated in a semi-rural location with fantastic mountainside outriding, short distance from Junction 35 of the M4 is this impressive four bedroom semi-detached equestrian property with approximately 3.8 acres of grazing, American barn with loddon stables, horse exerciser, menage and south facing rear gardens.

Four bedroom, two en-suite semi-detached equestrian property

Approximately 3.8 acres of grazing land

American barn with loddon stables

Menage

Horse exerciser

Southerly facing rear garden

Ample off-road parking

Semi-rural location

Close proximity to Junction 35 of the M4

Viewings highly recommended





Situated in a semi-rural location just a short distance from Junction 35 of the M4 is this impressive equestrian semi-detached property benefiting from four bedrooms, two en-suites, south facing rear gardens, approximately 3.8 acres of grazing paddocks, purpose-built stable block and menage.

The property is entered via a composite double glazed door into an entrance hallway with staircase rising to the first floor landing, coving to ceiling and oak doors leading to the snug, lounge and kitchen family space. The snug has a PVCu double glazed window to front, feature fireplace with marble hearth and timber surround housing a cast-iron woodburning stove with back boiler behind giving the ability to supplement the heating and hot water. The lounge has coving to ceiling, recessed spotlights, two PVCu double glazed windows to front and sliding doors to the kitchen family space. The kitchen has two PVCu double glazed windows to rear and side elevations and is fitted with a matching range of base and eyelevel units with quartz worktop over, a sunken sink unit with Swan Neck mixer tap, Porcelain tiled flooring, recessed spotlights, wall mounted contemporary radiators, oak door to a kitchen pantry, space for a double fridge, freezer, bifold doors overlooking the south facing rear garden and door through to the utility room. The utility room has tiled flooring, coving to ceiling, PVCu double glazed door to rear, fitted with a range of base units with quartz worktop, sunken sink unit with Swan Neck mixer tap, plumbing and space for appliance and door to downstairs cloakroom. The cloakroom has been fitted with a two-piece suite comprising; close coupled WC and pedestal wash handbasin.

To the first floor landing there is a PVCu double glazed window to front, loft inspection point, coving to ceiling and doorways to all four bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; jacuzzi bath, pedestal wash handbasin and close coupled WC. There is a PVCu double glazed window to rear, recessed spotlights, chrome effect heated towel rail and tiled flooring. Bedroom three has a PVCu double glazed window to front. Bedroom four has a PVCu double glazed window to side. The second bedroom

has a PVCu double glazed window to front and door leading through to the ensuite. The ensuite has been fitted with a three-piece suite comprising; shower cubicle, pedestal wash handbasin and close coupled WC. There is vinyl flooring, chrome effect heated towel rail and doorway to an airing cupboard which houses the hot water tank. The master bedroom has a PVCu double glazed sliding doors with Juliet balcony and window to side, contemporary wall mounted radiator, twin built-in double wardrobes, recessed spotlights and door leading through to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a double shower cubicle, pedestal wash handbasin and close coupled WC. There is tiled flooring, PVCu double glazed window to rear and a chrome effect heated towel rail.

The grounds to the property are entered via double electric gates into a concrete yard providing ample off-road parking and giving access to the menage, five horse Monarch walker, rear gardens, two all weather turn-out paddocks and a purpose-built American barn with WC, electric

water heater, 8 loddon stables with wash area, power and water, concrete block tack room with office and storage room on mezzanine floor above tack room.

To the rear of the property is a southerly facing rear garden overlooking woodland mostly laid to lawn with patio, elevated patio seating area and monarch equestrian galvanised steel horse walker. There is approximately 3.8 acres of grazing paddocks enclosed by 50% of post and rail and mature hedgerow. Viewings on the property are highly recommended to appreciate the package this property offers with outstanding equestrian facilities, fantastic outriding opportunities and convenience of location with proximity to Junction 35 of the M4 and Pencoed train station.

There are solar panels on the southerly elevation of the property owned by the current owners currently generating £1200 per calendar year.





Directions

From Junction 35 of the M4, head north to the second roundabout, second exit at the next roundabout take the first turning left and follow this road for approximately a mile and a half taking the second right and then passing the Rockwool factory on your left hand side of the T junction bear right and then the property will be found approximately 150 yards on the right hand side.

Tenure

Freehold

Services

Oil central Heating Mains Electric Mains Water
Water and Drainage
Council Tax Band B
EPC Rating

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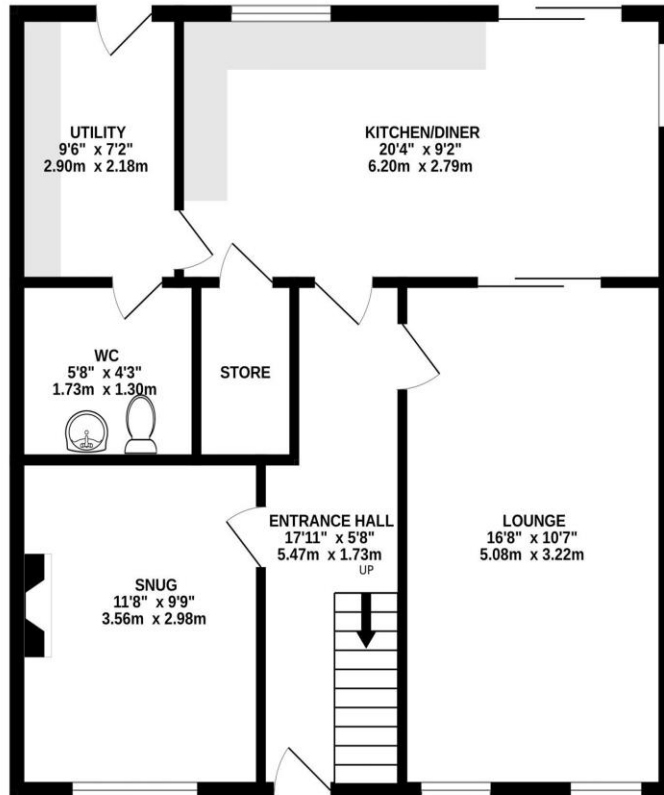
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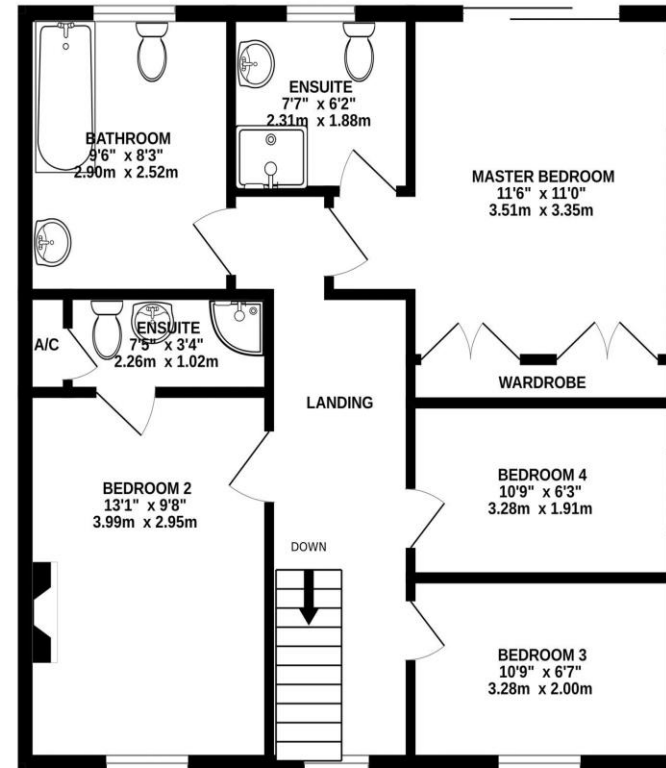
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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