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46 Woodstock
Gardens

Pencoed,
Bridgend,
CF35 6ST

46 Woodstock Gardens

Asking price **£399,950**

Situated in a sought-after Pencoed location within close proximity to local school, shops, amenities and junction 35 of the M4 is this well-presented four double bedroom detached property that makes for an ideal family home with off-road parking, garage and substantial garden plot.

Executive four double bedroom property

Substantial driveway and garage

Ideal family home

Impressive reception room

Modern kitchen/diner

Utility room

Spectacular garden plot

Sought-after Pencoed location

Close proximity to local school, shops, amenities and junction 35 of the M4

Viewings highly recommended





This ideal family home with four double bedrooms, off-road parking, garage and situated in the sought-after Pencoed location within close proximity to local school, shops, amenities and junction 35 of the M4.

The property is entered via a partially glazed composite door into an entrance hallway laid to tiled flooring, staircase rising to the first floor landing and doorways to the lounge, kitchen/diner and cloakroom. The cloakroom has been fitted with a two-piece suite comprising; low-level WC and a pedestal wash hand basin. There is an obscure glazed window to the side and ample amount of storage.

The lounge is an impressive sized reception room, laid to carpet, feature fireplace, large double glazed UPVC window to the front allowing natural light to pour into the space and glazed wooden doors opening into the kitchen/diner.

The kitchen has been fitted with a matching range of base and eyelevel units with marble squared worktop space over comprising; Belfast sink unit with Swan neck mixer tap, four ring burner gas hob with complementary extractor fan overhead, double oven, integral fridge, freezer and dishwasher. Laid to tiled flooring which stretches across the width of the room into the dining area which creates an open plan living and social space, with plenty of seating area, large double glazed UPVC sliding doors, window and glazed door to the rear giving access out to the garden. There is also a glazed wooden door through to the utility room which has space for white goods, double glazed window to the side and rear and door giving access out to the garden.

To the first floor landing there are doorways to all four bedrooms, shower room and storage cupboard.

The main bedroom is an impressive size double room laid to carpet, large double glazed UPVC window to the front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; low level WC, pedestal wash hand basin and corner shower suite. There is a window to the rear.

Bedrooms two and three are both generous size double rooms with double glazed UPVC windows to the rear with beautiful views out to the garden.

Bedroom four is a good size double room laid to carpet with a double glazed UPVC window to the front.

The shower room has been fitted with a three-piece suite comprising; pedestal wash hand basin, WC and shower suite with slide panel door. There is a frosted glazed window to the front.

To the front of the property is a substantial driveway providing ample off-road parking for multiple vehicles as well as garage with electric up and over door. The garage houses the boiler and features mains water supply. To the rear of the property is a superb fully enclosed garden plot leading into different sections including a sandstone patio area, lawned area and chipping areas all with a selection of mature shrubs and plants with a mature green outlook where the sun can be enjoyed throughout the day.

Viewings highly recommended to appreciate the offer in hand.





Directions

From junction 35 of the M4 travel North along the dual carriageway signposted Pencoed. At the roundabout turn left onto Felindre Road and proceed to the T-junction and turn right towards the village centre. Travel beyond the cenotaph, at the traffic lights turn left following this road as the road bears right and take the left hand turning immediately before the primary school. Proceed along this road into Woodstock Gardens turn right and the property will be found on your right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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62776A 2,48 PW Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
40 Woodstock Gardens Pencoed CF35 6BT	Energy rating C	Valid until: 26 June 2034 Certificate number: 2314-8426-6306-0293-9226
Property type	Detached house	
Total floor area	139 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-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/2314-8426-6306-0293-9226/summary>

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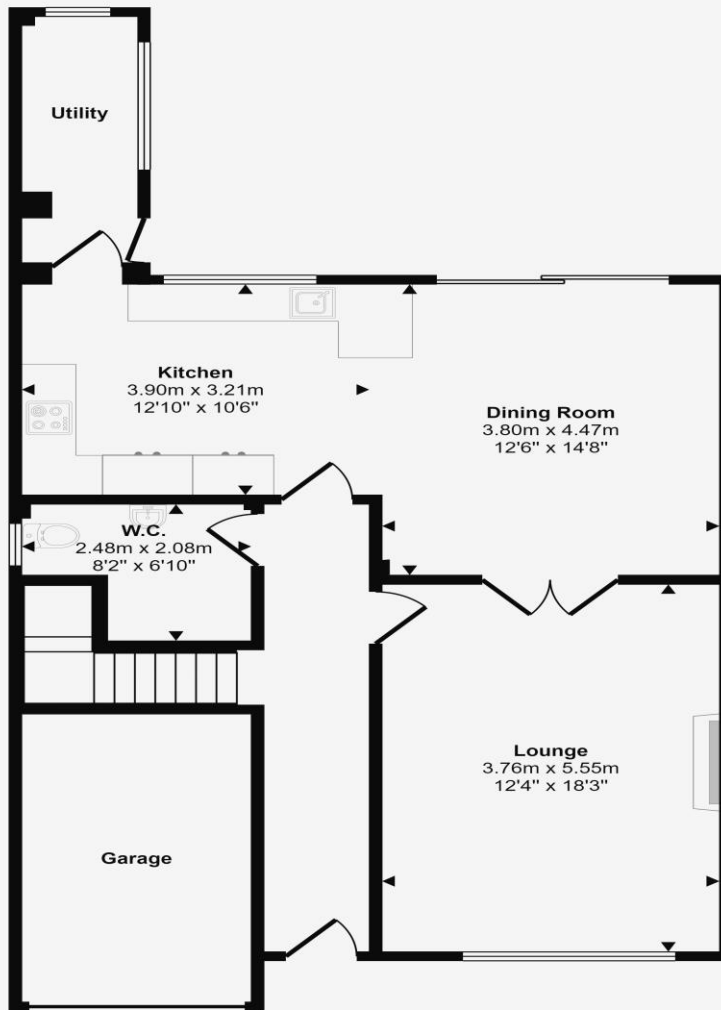
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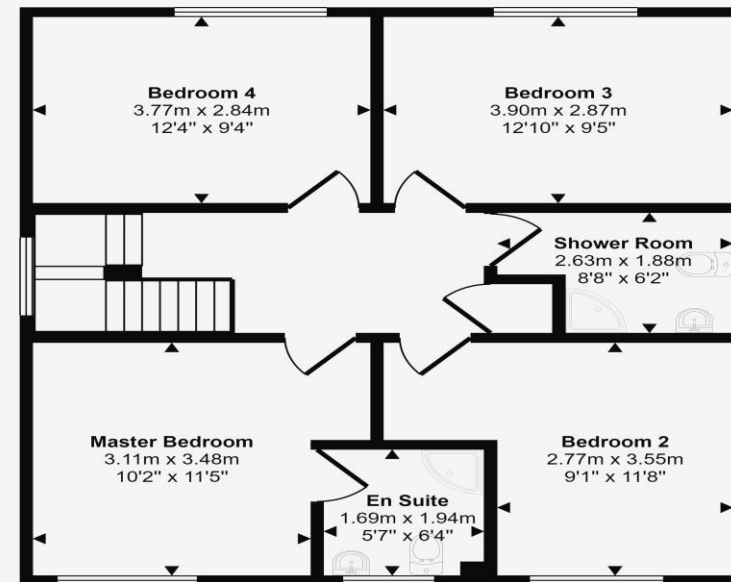
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
154 sq m / 1658 sq ft



Ground Floor
Approx 87 sq m / 938 sq ft



First Floor
Approx 67 sq m / 720 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

