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13 Greenacre Drive
Pencoed, Bridgend, CF35
6JB

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13 Greenacre Drive

Asking price **£335,000**

Spacious four bedroom detached house located on a generous corner plot in the Village of Pencoed.

Extended four bedroom detached property

Generous corner plot with beautiful wrap around gardens

Available for sale for the first time in 32 years

Multiple reception rooms

Garage & driveway parking

Popular Village location





This extended four bedroom detached property lies in a popular part of the Village just a few minute's walk from the local shop and nearby amenities. Sat on a generous corner plot, the property, originally built in 1973, benefits from an extension to the front, conservatory added to the side and beautiful wrap around gardens. Complete with garage and driveway parking, the property is an ideal family home which had been lived in and loved by the current vendors for the past 32 years. Check out the virtual tour to see more.

The property is entered by a uPVC double glazed door leading into the porch. The porch has a window to the front and a multi pane glass door leading to the hallway. The hall has doors to the cloakroom, dining room, living room, kitchen and has the staircase leading to the first floor with a handy under stairs storage cupboard. The cloakroom is fitted with a two-piece suite comprising of WC and wash hand basin with vinyl flooring and a window to the side. The extended, generous sized first reception room lies to the front with window overlooking the garden and has versatility to be the dining room, secondary sitting room or home office with feature archway and fitted carpet. The lounge is another generous room with French doors to the rear leading onto the garden. The kitchen lies in the middle of the property with a uPVC door to the side giving access to the conservatory. The kitchen is fitted with a range of base, wall, display and draw units with complementary wood effect work surfaces and comprises of a high-level double oven, built in microwave, a 1.5 bowl sink unit and space for a fridge/freezer and washing machine. The walls are part tiled and there is a window to the side. The conservatory has been a fantastic addition to the property allowing a space to be surrounded by the mature gardens. The room benefits from tiled

flooring, radiator, a smoked polycarbonate roof and French doors opening out the rear.

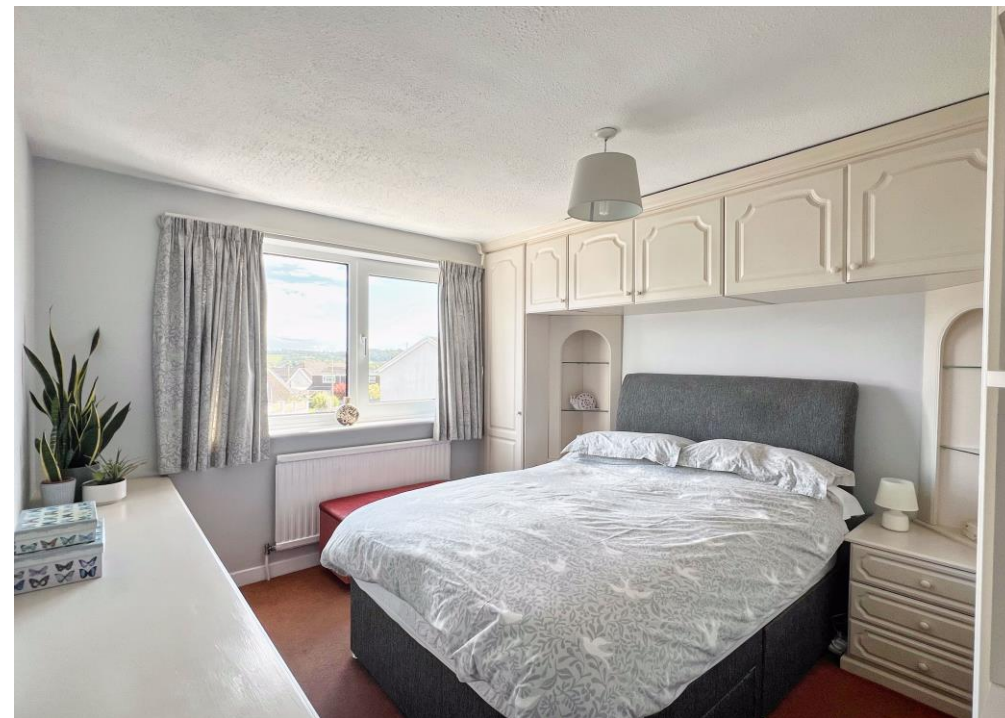
To the first floor three stairs and landing are carpeted and there are doors to all four bedrooms, the family bathroom and airing cupboard which houses a wall hung Worcester combi boiler. Bedroom one is laid to carpet and positioned to the front of the property with window to front aspect taking in the views. There is space for a double bed and fitted wardrobes/furniture surrounding the room with plenty of hanging and storage space. Bedroom two is a further double room laid to carpet with window to the rear and is fitted with a range of wardrobes with hanging and storage space. Bedrooms three and four are both generous single rooms with space for a bed and bedroom furniture. Both have fitted carpet. The family bathroom is fully tiled and is fitted with a three piece suite comprising of a panelled bath with a rainfall shower over,

vanity with wash hand basin inset and a WC. There is tiled flooring, heated chrome towel rail and a window to the side.

The property is approached by a concrete driveway allowing parking for multiple vehicles. The drive leads to the garage at the side which comes complete with power, light and an up and over door to the front. The property lies on a generous corner plot which is surrounded by natural trees/hedging. The front garden is laid to lawn with mature shrubs.

Side access to the rear, the garden wraps around the property and is well stocked with flowers and shrubs. There is a patio area leading from the property, a garden shed and a variety of fruit trees.

GreenRES





Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating D

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From Junction 35 of the M4 Motorway, proceed onto the A473 sign posted Pencoed. At the roundabout take the first exit left onto Felindre Road. Continue ahead and at the traffic lights turn right onto Pen-Y-Bont Road. Continue straight for approx. 400 yards then turn left at the Monument. Proceed over the railway line and continue onto Hendre Road. Continue without deviation along Hendre Road until you reach the turning onto Greenacre Drive. Follow the road up where the

Viewing strictly by appointment
through Herbert R Thomas

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Approx Gross Internal Area
134 sq m / 1441 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.

