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herbert r thomas

31 Waldsassen  
Road  
Pencoed, Bridgend, , CF35  
5LW

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# 31 Waldsassen Road

Asking price **£449,995**

Beautifully presented four double bedroom detached property in a popular residential development just off Junction 35 of the M4 Motorway.

**\*\* Check out the 360 virtual tour \*\***

Executive four double bedroom detached property with no on going chain

Beautifully presented throughout

Multiple reception rooms

Brand new 'Sigma 3' kitchen with integrated appliances

Separate utility room

Two en suite bedrooms

Built in wardrobes to all four bedrooms

Double garage & driveway parking

Landscaped rear garden









This beautiful four double bedroom detached property comes complete with double garage and a south facing rear garden. Originally built in 2001, the property has been redecorated throughout and now boasts a brand new Sigma 3 kitchen with fully integrated appliances. There are multiple reception rooms, the kitchen/diner is a fantastic space with matching island, there is a separate utility room and cloakroom/WC. The main bedroom is a generous sized room with dressing area and en suite shower room. The property benefits from two en suite bedrooms and all four bedrooms come complete with built in wardrobes. The property is within walking distance of Pencoed Village and all its amenities and Waldsassen Road is only a short drive from the M4 Motorway. The property is available for sale with no ongoing chain.

The property is entered via a double glazed door into the spacious hallway with the staircase leading to the first floor landing, handy under stairs storage cupboard, double glass doors to the lounge and additional doors to the dining room, kitchen/diner and cloakroom/WC. The lounge is a dual aspect room fitted to carpet with traditional bay window to the front, French doors to the rear opening onto the garden and a central fireplace with an electric fire. The dining room is a versatile reception room laid to carpet with traditional bay window to the front and would be ideal as a playroom or home office as there are multiple power points and a door through to the kitchen. The kitchen/diner is a generous social space with plenty of room for a family sized table and chairs and is fitted with brand-new Sigma 3 base, wall and drawer units with a matching central island, wood effect work surfaces and matching up stands. The kitchen comes with fully integrated appliances comprising of fridge/freezer, dishwasher, high-level double oven and five burner gas hob with extractor and there are windows to the side and rear, a set of French doors to the garden and a door to the utility room. The utility room has a matching range of base and wall units and an ideal classic boiler concealed in the cupboard. There is a sink unit and integrated washing machine. The cloakroom/WC is fitted with a two-piece suite comprising of WC and pedestal wash hand basin, part tiled walls and a window to the rear.

To the first floor, the stairs and landing are carpeted and there are doors to all four bedrooms and the family bathroom. An airing cupboard is located

on the landing which houses the hot water tank with additional storage above. The main bedroom, laid to carpet, is positioned at the rear of the property and is a generous double room with pitched ceiling, dressing area with two sets of double built in wardrobes, a window to the side and a door through to the ensuite shower room. The en suite is part tiled and is fitted with a double shower cubicle with a thermostatic shower over, a pedestal wash hand basin, separate WC, shaver point, extractor fan, illuminated mirror, vinyl flooring and a window to the side. Bedroom two is a double room with window to the front, built in wardrobes and benefits from an en suite shower room. The en suite is part tiled, has a window to the front and is fitted with a double shower cubicle with thermostatic shower, WC, pedestal wash hand basin, shaver point and vinyl flooring. Bedroom three is another generous double room laid to carpet with window to the front and built in wardrobes. Bedroom four is a double room with window to the rear, built-in double wardrobes, fitted carpet and loft hatch giving access to the roof space. The family bathroom is fitted with a four piece suite comprising of a panelled bath with an off tap shower attachment, separate WC,

pedestal wash hand basin and a shower cubicle with thermostatic shower. The walls are part tiled and there is a window to the rear.

The property is situated in a small cluster of executive homes within the development with a shared driveway leading to four homes. There is a double garage opposite the property with power, light and an electric car charger point and driveway parking, side by side for two vehicles. An additional piece of land lies to the side, laid to decorative chippings. The front garden is laid to lawn with a pathway leading to the front door. There is side access to the rear garden that has an interlocking brick patio leading from the property, a raised patio at the rear of the garden and the remainder laid to lawn and a decorative pathway to the washing line.

The garden is South facing and there are multiple outdoor power points.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band F  
EPC Rating C

## 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, travel South along the dual carriageway. At the first roundabout, take the second exit towards Pencoed, passing the Mercedes Garage on the left hand side. Take the second right hand turning onto St Mary's Close. Follow this road and turn left, proceed to the T junction and turn right. Follow this road as it bears right onto Heol Waldsassen, where 'No 31' will be found on the right hand side in a small Cul-De-Sac, indicated by

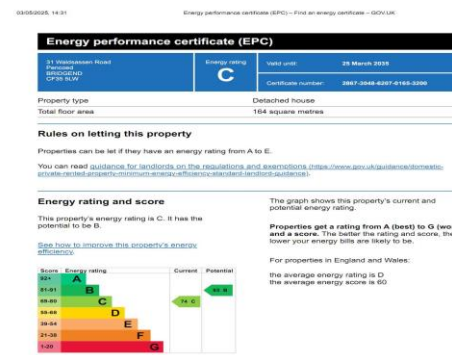
Viewing strictly by appointment  
through Herbert R Thomas

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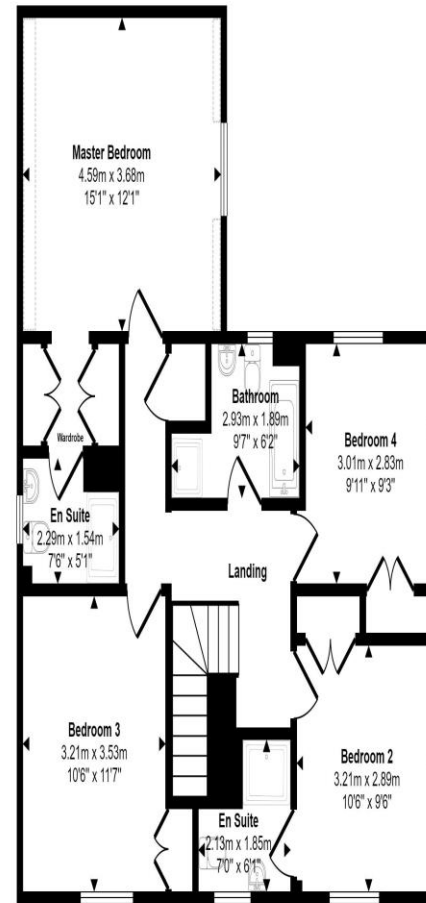


Approx Gross Internal Area  
186 sq m / 2006 sq ft

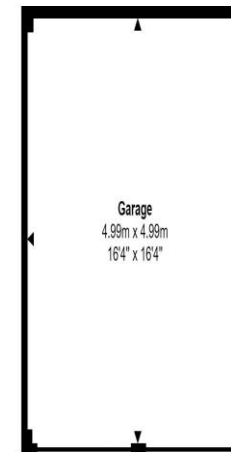


Ground Floor  
Approx 82 sq m / 883 sq ft

Denotes head height below 1.5m



First Floor  
Approx 79 sq m / 855 sq ft



Garage  
Approx 25 sq m / 268 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.



