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herbert r thomas

Glenwood, New  
Road  
Pencoed, Bridgend, CF35  
5LD

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## Glenwood New Road

Asking price **£435,000**

Situated in a picturesque location within close proximity to Junction 35 of the M4 with open views to the rear is this characterful four bedroom dorma bungalow.

Unique and stunning four bedroom dorma bungalow

Located close to Junction 35 on the M4, allowing great commuter access to both Cardiff and Swansea

Outstanding views to the rear

Southerly facing garden

Large contemporary open plan family/kitchen/living/dining space

Off-road parking

Front and rear gardens

Viewings are highly recommend









Situated within close proximity to junction 35 of the M4, allowing great commuter access to both Swansea and Cardiff is this stunning characterful four bedroom dorma bungalow with rolling countryside and woodland views to the rear.

The property is entered via a PVCu double glazed door into an entrance hallway with staircase rising to the first floor landing, tiled flooring and doorways leading to the sitting room, lounge and kitchen/ family space. The sitting room is a cosy room with recessed spotlights, PVCu double glazed sash window to the front and feature open gas fireplace with complimentary hearth. The lounge is a generous space with two rooms knocked into one. There are PVCu double glazed sash windows to the front and rear, solid wood flooring and recessed spotlights. The kitchen/family space is a great sized room laid out in three areas with original solid wood flooring. The kitchen has been

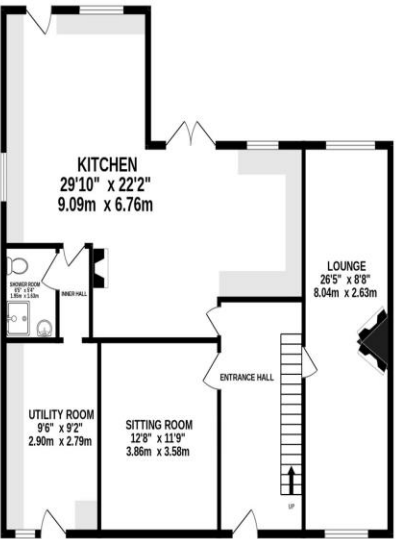
fitted with a contemporary range of base and eyelevel level units with solid wood square workspace over. There is a Belfast sink unit, space for a Range cooker, twin porcelain wash hand basin with swan neck mixer tap, space for American fridge/freezer, tiled flooring, built-in dishwasher, recessed spotlights, PVCu double glazed windows to rear, French doors to rear and a PVCu double glazed door to giving access to the garden. There is a door from the kitchen/family space leading to an inner hallway which gives access to the downstairs shower room and boot/utility room. The shower room has been fitted with a three-piece suite comprising of shower cubicle with rainfall style shower, vanity unit wash hand basin and close coupled WC. There is a contemporary heated towel rail, PVCu obscure double glazed window to side, recessed spotlights and a continuation of the tiled floor from the hallway. The boot room has a PVCu double

glazed stable door and window to the front, tiled flooring and is fitted with a range of base and eyelevel units with square top workspace over. There is plumbing and space for two appliances.

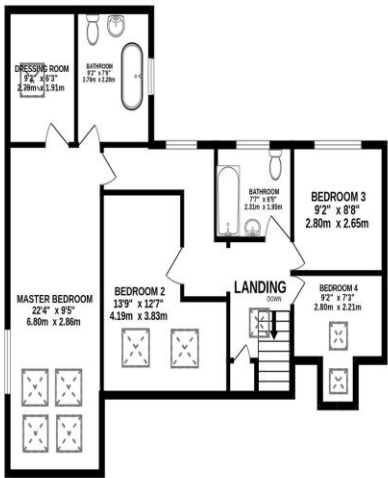
Upstairs to the first floor the landing has a Velux window allowing for natural light, door to eaves storage cupboard and doorways to all bedrooms and the family bathroom. The bathroom has been fitted with a three-piece suite comprising of bath, wash hand basin and close coupled WC. There is a PVCu window to rear, tiled flooring, tiled splashbacks and timber panels to the walls. Bedroom four has twin Velux windows with sloping ceiling and recessed alcove. The third bedroom has a PVCu double glazed window, enjoying the views to the rear and recessed spotlights. Bedroom two has twin Velux windows and recessed spotlights. The master suite is a beautifully designed space with sloping ceilings, four double glazed Velux windows to the front, PVCu double glazed window to side, recessed spotlights and doorways to the walk in wardrobe and ensuite bathroom. The bathroom has been fitted with a three piece suite comprising of roll top bath, wash hand basin and close coupled WC. There is full height to walls and tiled flooring.

Outside to the rear of the property is an enclosed garden laid to lawn and patio seating area with borders of plants and shrubs. The garden is southerly facing overlooking pasture and woodland beyond.

GROUND FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 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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## Directions

From junction 35 of the M4 follow the A473 North, heading straight over the first roundabout. At the second roundabout take the second exit and proceed along the road to the next roundabout. Take the third exit and follow the road where you will find the property on the left hand side as indicated by out for sale board.

## Tenure

Freehold

## Services

All mains

Council Tax Band E

EPC Rating

Viewing strictly by appointment through  
Herbert R Thomas

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**hrt** Est. 1926 **RICS**

Energy performance certificate (EPC)		
General New Road Preston CP20 8LQ	Energy rating <b>D</b>	Valid until: 4 June 2033 Certificate number: 0200-2095-0150-2387-5811
Property type		Detached house
Total floor area		188 square metres
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> . <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>		
<b>Energy rating and score</b> This property's current energy rating is D. It has the potential to be C. <a href="#">See how to improve this property's energy efficiency.</a>		
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		

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.







