

hrt
herbert r thomas

51 Penybont Road
Pencoed, Bridgend,

CF35 5PU

hrt.uk.com



51 Penybont Road

Asking price **£375,000**

Charming three bedroom detached house on a generous plot within the Village of Pencoed.

Charming three bedroom detached property

Generous plot

Thoughtfully renovated throughout

Open plan kitchen/diner

Separate utility room

Two log burning fires

Within walking distance to all the local amenities

** Check out the 360 virtual tour **





Situated on a generous plot at the edge of the Village, this charming detached property offers a perfect blend of character mixed with modern living. Just a short walk from local amenities, schools, and excellent transport links, the home enjoys both convenience and a semi-rural feel. Originally built circa 1920, the property has been thoughtfully renovated and updated to create a spacious and stylish three double bedroom home. The accommodation includes a lounge with central log burner, a contemporary open-plan kitchen/diner ideal for entertaining, a separate utility room, and a ground floor cloakroom/WC. There is a beautiful four piece family bathroom which includes a freestanding bath and double vanity unit. Double gates access the driveway and front garden with side and rear access to a larger than average rear garden.

The property is entered via a composite door leading into the entrance hallway. The hall has a patterned tiled floor, staircase leading to the first floor and doors to the lounge, cloakroom/WC and kitchen/dining room. The lounge is a cosy room with a window to the front, a central log burning fire and wood effect vinyl flooring. The kitchen/dining room is a great open plan space with traditional bay window to the front, a secondary log burning fire and tiled flooring throughout. The kitchen is fitted with a contemporary range of contrasting blue and dove grey base, wall and drawer units with quartz work surfaces. The modern design includes an integrated dishwasher, space for an American fridge/freezer and range cooker whilst blending the traditional charm with an inset

double bowl Belfast sink. From the kitchen is a handy utility room which houses the washing machine and tumble dryer. There is a wall hung Baxi combi boiler. The cloakroom/WC comprises a combination wash hand basin and WC with flooring continued from the hallway and has a chrome towel rail.

The stairs to the first floor are carpeted along with the landing. The layout of the first floor has been completely altered to allow three double bedrooms and a fantastic family bathroom. There are windows to each end of the landing and doors to all rooms. The main bedroom is carpeted and lies at the front of the property with window to the front aspect and plenty of space for wardrobes. The second bedroom is positioned to the

rear overlooking the garden and the third bedroom is to the front. The third bedroom accommodates the loft hatch with a pull down ladder allowing access to the attic. The family bathroom benefits from a four piece suite which includes a freestanding bath, WC, walk in shower cubicle and a double sink vanity unit. The walls are fully tiled with a window to the rear and heated towel rail.

The property is approached by double gates opening into the front garden. A pathway leads to the front door. The garden allows off road parking for multiple vehicles. Side access leads to the generously sized rear garden which is laid to lawn with multiple outbuildings. There is potential to extend, subject to the necessary planning consents.





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.

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

51 PENYBONT ROAD
BRIDGEND
CF31 1LH

Energy rating
D

Valid until
7 June 2031

Certificate number
1519-1026-1100-0568-0208

Property type
Detached house

Total floor area
108 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) for more information.

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

https://find-energy-certificate.digital.communities.gov.uk/energy/certificate/1519-1026-1100-0568-0208

Directions

From Junction 35 of the M4 Motorway, proceed to the A473 signposted Pencoed. At the first roundabout take the second exit and continue along the A473. At the next roundabout, take the first exit onto Penybont Road where the property can be found on the right hand side as indicated by our For Sale board.

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

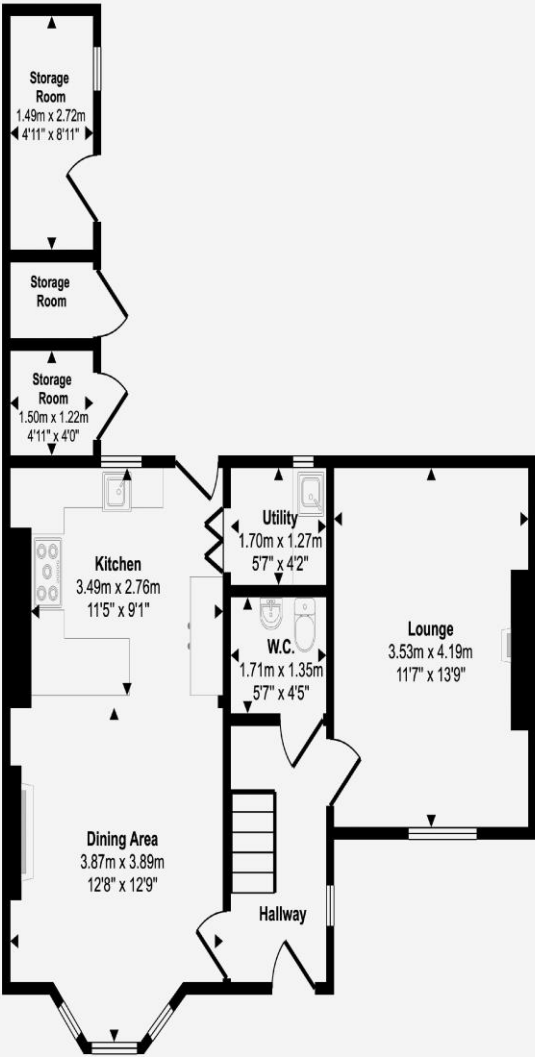
The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

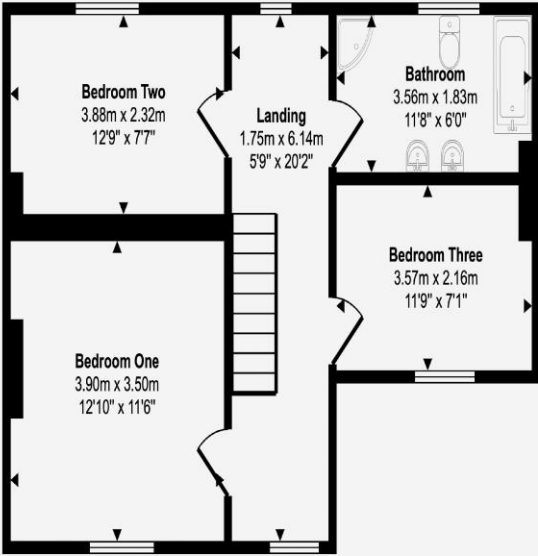
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
110 sq m / 1184 sq ft



Ground Floor
Approx 59 sq m / 635 sq ft



First Floor
Approx 51 sq m / 549 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.

