



## 5 Clos Penglyn, Pencoed

£349,950 Freehold

FOUR BEDROOM DETACHED WITH INTEGRAL GARAGE • LOUNGE • MODERN KITCHEN/DINER AND UTILITY ROOM • DOWNSTAIRS CLOAKROOM • FOUR BEDROOMS AND PRIMARY HOSTING A EN SUITE • FAMILY BATHROOM • GARDEN TO FRONT AND REAR • INTEGRAL GARAGE WITH POWER, LIGHT, PERSONAL DOOR ACCESS FROM THE HOUSE • CLOSE TO AMENITIES, SCHOOL CATCHMENT AND M4 ACCESS • 360 TOUR A MUST TO VIEW





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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### **Kitchen/Diner**

17' 2" x 11' 5" (5.23m x 3.48m)

Modern and beautiful fitted kitchen with a breakfast bar seating area, Range of shaker wall and base units with white high gloss worktops integrated appliances including raised Neff double oven with Neff extractor over, integrated AEG dishwasher, composite sink and mixer tap, plain walls, plain ceiling, vinyl flooring, radiator and additional fitted storage housing the raised microwave and radiator, door to the utility room.

### **Entrance Hallway**

Enter a bright and spacious hallway with access to the staircase and ground floor rooms, with plain walls, textured ceiling, radiator and wood laminate flooring.

### **Lounge**

10' 9" x 19' 7" (3.28m x 5.98m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, laminate flooring and radiator.



### **Utility Room**

8' 6" x 6' 2" (2.58m x 1.88m)

UPVC double glazed door and window to rear aspect, space for a washing machine and tumble dryer with worktops above, attic hatch, plain walls, textured ceiling, vinyl flooring and internal door to the integral garage and door access to the WC.

### **WC**

Low level WC, pedestal wash hand basin, radiator, vinyl flooring, plain walls and textured ceiling.





## GARDEN

FRONT- Drive with parking for two cars and laid to lawn with side gate access. REAR- Fence boundary, laid to patio perfect for entertaining and relaxing, wall boundary with top tier garden.







Approx Gross Internal Area  
122 sq m / 1311 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.

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