



100, Penprysg Road  
CF35 6LT

Watts  
& Morgan

# 100 Penprysg Road

Pencoed, CF35 6LT

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## £395,000 Freehold

6 Bedrooms | 4 Bathrooms | 4 Reception Rooms

An ideal investment property. A generous detached six bedroom house currently converted into two separate apartments. No ongoing chain. Located in a popular location in Pencoed just a short walk from Pencoed Village with shops, schools, amenities and access to local transport links including the Train Station. The versatile accommodation comprising of ground floor hallway, two generous double bedrooms, spacious living room, kitchen/dining room, sun room, 4-piece bathroom and a separate WC and private garden, access to double tandem garage. First floor apartment, hallway, double bedroom with en-suite, three further bedrooms, bathroom, kitchen and living room. Private garden to the side. There is off road parking for numerous vehicles.

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### Directions

\* Bridgend Town Centre - 5.8 Miles \* Cardiff City Centre - 18.5 Miles \* J35 of the M4 Motorway - 2.2 Miles \* Pencoed train station - 0.6 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR APARTMENT

Entered via a PVC door into the entrance hallway with tiled flooring, window to the front, access into the double garage and all doors lead off. The hallway benefits from laminate flooring, a separate WC with a wash-hand basin and a storage cupboard. The kitchen/dining room is fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with tiled splashback, laminate flooring, window to the front and side aspects. There is ample space for freestanding dining table. Integrated appliances include 4-ring gas hob with oven, grill and stainless steel extractor hood over and there is space provided for a washing machine and a freestanding fridge freezer. The bathroom is fitted with a 4-piece suite comprising of a jacuzzi bathtub, corner shower cubicle, WC and wash-hand basin with vinyl flooring, partly tiled walls, built-in storage cupboard housing the 'Baxi' gas boiler and window to the side. Bedroom one is a generous size double bedroom with carpeted flooring and a window to the rear. Bedroom two is a second spacious double bedroom with carpeted flooring and a window to the front overlooking the hallway. The spacious living room benefits from carpeted flooring, two sets of windows to the side, wall mounted electric fireplace and double doors opening into a sun room. The sun room is a great addition with tiled flooring, built-in storage cupboard, window overlooking the garden and a PVC door opening out to the garden.

### FIRST FLOOR APARTMENT

The first floor apartment is accessed through a PVC door into a hallway with laminate flooring. The kitchen is fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with tiled splashback, laminate flooring and windows to the side. The kitchen houses the 'Baxi' gas boiler. Integrated appliances include 4-ring gas hob with stainless steel extractor hood over and oven and grill. Space is provided for a washing machine and fridge freezer. The landing offers carpeted flooring, access to the loft storage and all doors lead off. The living room is a great size reception room with carpeted flooring and a window to the rear. Bedroom one is a spacious double bedroom with carpeted flooring and window to the side. Leads into an ensuite shower room fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with panelling to the walls, vinyl flooring and extractor fan fitted. Bedroom two is a spacious double bedroom with carpeted flooring and window to the rear. Bedroom three is a double bedroom with carpeted flooring and window to the front. Bedroom four or an ideal home office or dressing room has carpeted flooring and window to the rear. The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with partly tiled walls, vinyl flooring, windows to the side and built-in airing cupboard.

### GARDENS AND GROUNDS

Approached off Penprysg Road No.100 has a generous plot with a driveway (50 x 5m) leading up to the property. There is off-road parking for numerous vehicles. A double tandem garage with electric and overhead door and loft storage space. The property benefits from a wrap around garden predominantly laid to lawn benefitting from a storage shed.

### ADDITIONAL INFORMATION

Freehold. All mains services connected (gas, water, electric).

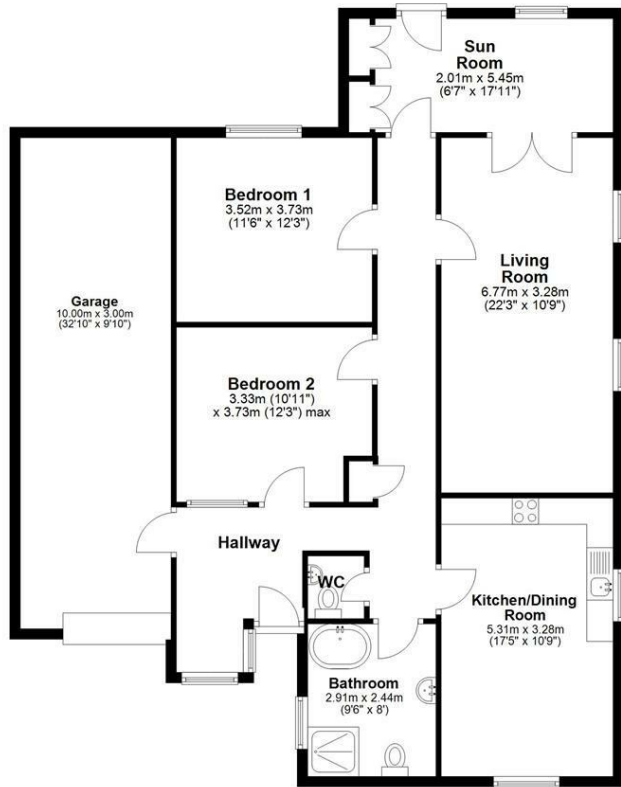
EPC Rating "D".

Council Tax Band - Ground Floor - B. First Floor- C.

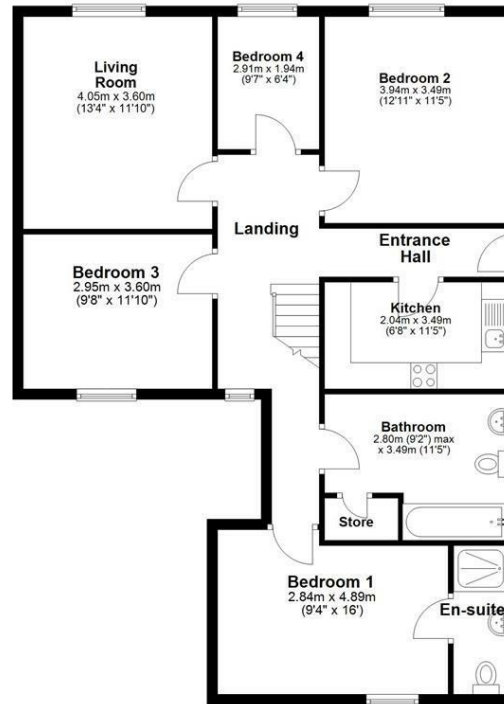
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**Ground Floor Apartment**  
Approx. 134.5 sq. metres (1447.4 sq. feet)



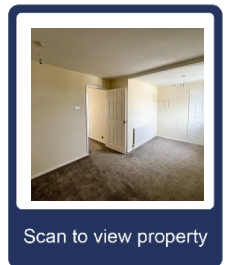
**First Floor Apartment**  
Approx. 95.0 sq. metres (1023.0 sq. feet)



Total area: approx. 229.5 sq. metres (2470.4 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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