

Penylan House Penprysg Road

Pencoed, Bridgend CF35 6LT

Guide price

£700,000



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This sizeable period home enjoys remarkable elevated views towards Pencoed and rolling countryside. Situated within approximately 6.47 acres the property offers a four bedroom detached house, a detached home office / potential Granny Annex and generous detached garages along with ample parking. The property is placed just off the Hirwaun Common on the outskirts of Pencoed via Penylan Road just off Penprysg Road.

The property is offered for sale as one whole or in two lots marked 1 and 2 on the attached plan and comprise the following:

- Lot 1) House, playhouse, annex / office with garden and grounds extending to approximately 1.66 acres - Guide Price £550,000 (Outlined in Red on the attached plan)
- Lot 2) Outbuilding/garage with garden and grounds extending to approximately 4.81 acres - Guide Price - £150,000 (Outlined in Blue on the attached plan)



Entrance Porch

Entered via wooden door into a porch with double glazed window to the front aspect. Glazed door leads to the hallway.

Entrance Hall

Stairs rising up to the first floor. Two radiators. "T" shape Hall. Doors leading off to...

Ground Floor Shower Room

WC. Shower. Double glazed obscure window.

Lounge 32'5" x 14'1" (9.88m x 4.29m)

Double glazed windows and a bay and a half windows to the side aspect. Radiator. Coved ceiling. Fireplace. Formerly two rooms now provides a sizeable space.

Corridor

From the Entrance Hall. Corridor leading to the Dining room and Study.

Study 10'7" x 10'6" (3.23m x 3.20m)

Double glazed window for natural light. Fireplace.

Dining Room 13' max x 17'6" max (3.96m max x 5.33m max)

Double glazed windows to front and side with a door back into the hallway. Two radiators.

Kitchen 13'9" x 10'8" (4.19m x 3.25m)

Double glazed windows to front. Range of wall and base units with sink, gas hob and plumbed for washing machine. Radiator.

Utility Room

Door from Kitchen

Rear Porch 5'11" x 8'11" (1.80m x 2.72m)

First Floor

Stairs rise up to the first floor. Dog leg staircase with wooden handrail.

Landing

Double glazed window offering natural light.

Bathroom 6'6" max 11' max (1.98m max 3.35m max)

Double glazed obscure window. Shower and bath. WC and Bidet. Wash hand basin. Radiator.

Bedroom One 11'1" x 21'2" (3.38m x 6.45m)

Double glazed windows to the front and side. Fitted wardrobes. Radiator. Door to 'Jack & Jill' style en-suite bathroom. Wash hand basin.

Jack & Jill Bathroom 8'6" x 17'1" (2.59m x 5.21m)

The bathroom is 'Jack & Jill' to the hallway and Bedroom. Double glazed windows to the side. Radiator. Shower. Bath. WC. Wash hand basin.

Bedroom Two 11'11" max x 14'4" max (3.63m max x 4.37m max)

Fitted wardrobes. Double glazed windows to the side with views. Radiator.

Dressing Room / Reception Room 14'6" x 13'2" (4.42m x 4.01m)

Double glazed windows to the rear. Radiator.

Bedroom Three 13'1" max x 18' max (3.99m max x 5.49m max)

Double glazed windows to the front and side. Fitted wardrobes. Radiator.

Bedroom Four / Sitting Room 15'3" x 13'11" (4.65m x 4.24m)

Double glazed windows to the front. Fireplace. Radiator. Door leading to the outside.

HOME OFFICE / ANNEX

Home Office/ Granny Annex

Detached building which would be potentially converted into separate dwelling subject to planning consents where necessary.

Door to front with double glazed wooden window to front. Into room one

Annex Room One 15'7" max x 17'10" max (4.75m max x 5.44m max)

With stairs leading up to the first floor. Radiator. Doorway through to:

Annex Storage Room 11'8" x 5'11" (3.56m x 1.80m)

Small storage room.

Annex Room Two 12'1" max x 12'10" max (3.68m max x 3.91m max)

Sky light double glazed window to the rear. Radiator. This is an irregular shape room.

Annex Room Three 16'3" x 12'1" (4.95m x 3.68m)

Sky light windows to rear. Door out to rear access. Radiator. Doorway to another storage room.

Annex First Floor

Stairs from room one to a landing with WC and Wash hand basin. Sky light window and double glazed wood window to the front. Door to:

Annex Room Four 14'2" x 14'10" (4.32m x 4.52m)

Double glazed windows to all sides. Velux window to rear. Vaulted ceiling with exposed wooden timbers.

Area Information

Pencoed is a popular town located to the East of Bridgend County Borough. The village is conveniently located approximately 2.1 miles from junction 35 of the M4 motorway making it very accessible and commutable to Cardiff City Centre to the East (approximately 18 miles) and Swansea City Centre to the West (approximately 27.1 miles). There is a railway station at Pencoed providing direct access to Cardiff (approx 15 minute walk). The property benefits from access via Hirwaun Common on the outskirts of Pencoed. Times and distances via Google Maps.

Tenure and Services

Freehold. Mains water and electricity

* House - Gas heating

* Private drainage (cesspit)

Lotting

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Map Location

Map of house location: <https://goo.gl/maps/6pixWcRWWtW4esyN9>



