



## Islawen Meadows, offers in excess of £440,000

- 5 bedroom detached family home with Garage
- Conservatory to the rear
- Ensuites to bedroom One and Two
- Council tax band D
- Multiple reception rooms
- EPC Rating: C



 5  2  1





## About the property

New to the market is this 5 bedroom detached property in the rarely available location of Islawen Meadows, Pencoed.

Briefly comprising: Entrance hall, downstairs w.c, lounge, living room, dining room, conservatory, kitchen. To the first floor there is a family bathroom, three double bedrooms and two singles, with bedroom 1 and 2 both having en-suites.

Outside: Detached single garage, driveway, front and rear garden.

General - The property is found in the Penprysg area of Pencoed which is a small town of around 12,000 population. Conveniently just off junction 35 of the M4 in South Wales, Pencoed is found in the County of Bridgend. Just a 20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: 2 Primary Schools, Comprehensive School, New Doctors Surgerv. Mainline Train Station and Bus routes. variety of shons. takeaways. nubs. Swimming Pool





## Accommodation

### Entrance Hallway

### W.C

### Lounge

17' 1" x 16' 2" ( 5.21m x 4.93m )

### Living Room

13' 11" x 10' 5" ( 4.24m x 3.17m )

### Dining Room

9' 3" x 9' 10" ( 2.82m x 3.00m )

### Conservatory

17' 5" x 10' 8" ( 5.31m x 3.25m )

### Kitchen

26' 5" x 6' 9" ( 8.05m x 2.06m )

### Bedroom One

15' 1" x 13' 8" ( 4.60m x 4.17m )

### Ensuite

### Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )

### Ensuite

### Bedroom Three

9' 2" x 8' 5" ( 2.79m x 2.57m )

### Bedroom Four

7' 11" x 6' 6" ( 2.41m x 1.98m )

### Bedroom Five

8' 11" x 4' 10" ( 2.72m x 1.47m )

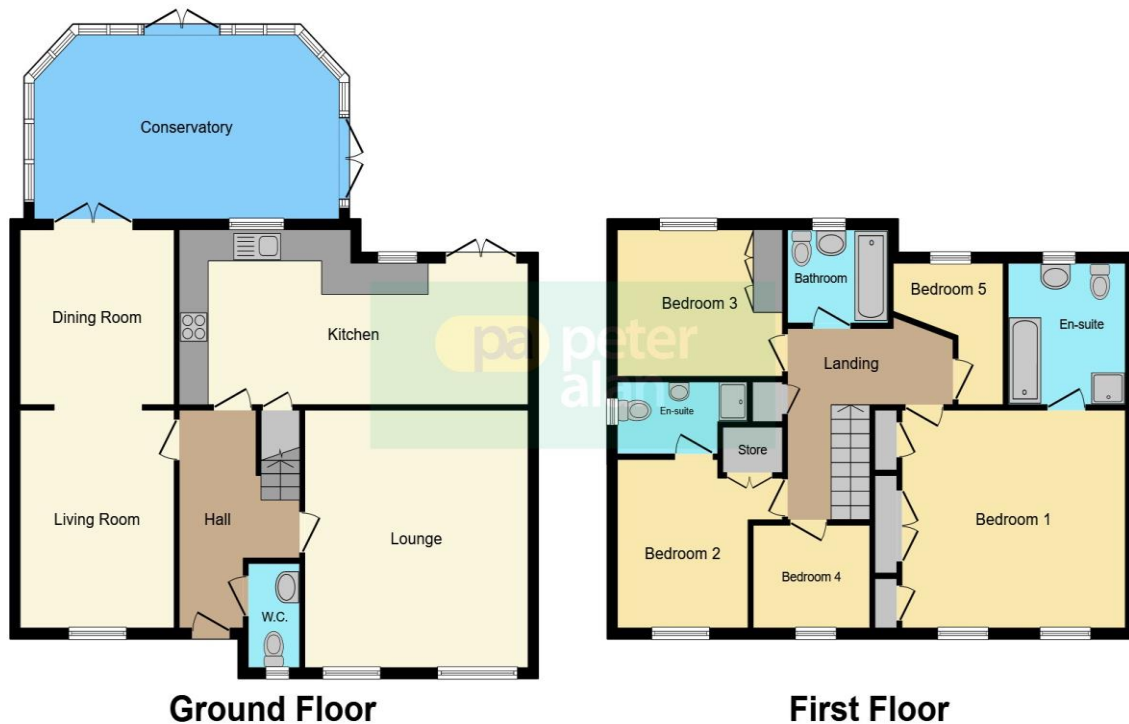
### Bathroom

### Outside

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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