



Pant Y Blodau, offers over £315,000

- Three/Four bedroom modern detached property
- Private Garden Backing onto woodland
- Master Bedroom with Ensuite
- Council Tax Band: E
- Beautifully presented throughout
- EPC Rating: C



 3  2  3



About the property

This individually designed, modern home offers a spacious and light-filled layout with a wonderful open-plan flow. The ground floor features a welcoming lounge that opens seamlessly into a generous kitchen/diner, complete with a striking vaulted ceiling and French doors leading out to a private rear garden. A second reception room, a useful utility area off the kitchen, and a cloakroom complete the downstairs space.

Upstairs, you'll find three well-proportioned bedrooms, including a master with en-suite, along with a larger-than-average family bathroom. The property is beautifully presented throughout in neutral tones and finished to a high standard.

Outside, the rear garden offers a great degree of privacy, while the front provides off-road parking for two to three vehicles.

Pant Y Blodau is ideally situated at the entrance of the award-winning Duffryn Oaks development on the western side of Pencoed-a charming small town that retains a welcoming village atmosphere. Conveniently located just off Junction 35 of the M4 and serviced by a local railway station, it offers excellent access to Cardiff, Swansea and other major commuter destinations.





Accommodation

Entrance

Cloakroom

Lounge

16' 7" x 12' 11" (5.05m x 3.94m)

Reception Room/Bedroom 4

15' 7" x 8' 11" (4.75m x 2.72m)

Kitchen

16' 7" x 12' 7" (5.05m x 3.84m)

Utility Room

8' 8" x 4' 7" (2.64m x 1.40m)

First Floor

Bedroom One

14' 9" x 9' 11" (4.50m x 3.02m)

Ensuite

Bedroom Two

8' 11" x 8' 10" (2.72m x 2.69m)

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

Bathroom

Floorplan



**Lower
Ground
Floor**

Ground Floor

First Floor

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