



4 Waldsassen Road, Pencoed

£299,950 Freehold

First Time To The Market Since Built, Offered With No Ongoing Chain • Well Proportioned Four Bedroom Townhouse, Ideal Family Home • Comprises; Entrance Hallway, Cloakroom, Kitchen/Diner & Spacious Lounge • First floor; Two Double Bedrooms, One Single Bedroom & Family Bathroom • Second floor; Generous Sized Primary Bedroom, Benefitting An Modern En-Suite • Two Allocated Parking Spaces To The Front Of Property, With Potential For Third Parking Space • Well Maintained, Low Maintenance Enclosed Rear Garden With Pergola, Outdoor Sockets & Side Access • Beautifully Presented Throughout, In Immaculate Condition • Located Within Close Proximity To Pencoed Village, Local Shops, Schools & Amenities • Easy Access To M4 Corridor, Ideal For Commuters, Viewings Are Highly Recommended

DanielMatthew
ESTATE AGENTS



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Immaculate four-bed townhouse in Pencoed Village. Modern kitchen, lounge, en-suite, parking, no chain. Close to shops, schools, and M4. Ideal for families and commuters.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





Entrance Hallway

Entry via Solidor high security composite door into beautifully presented entrance hallway, plastered ceiling with coving and spot lights, plastered walls with dado rail and tiled effect walls, karndean flooring, column radiator, staircase leading to first floor, ample storage underneath the staircase, doors leading into Cloakroom, Kitchen & Lounge.

Cloakroom/WC

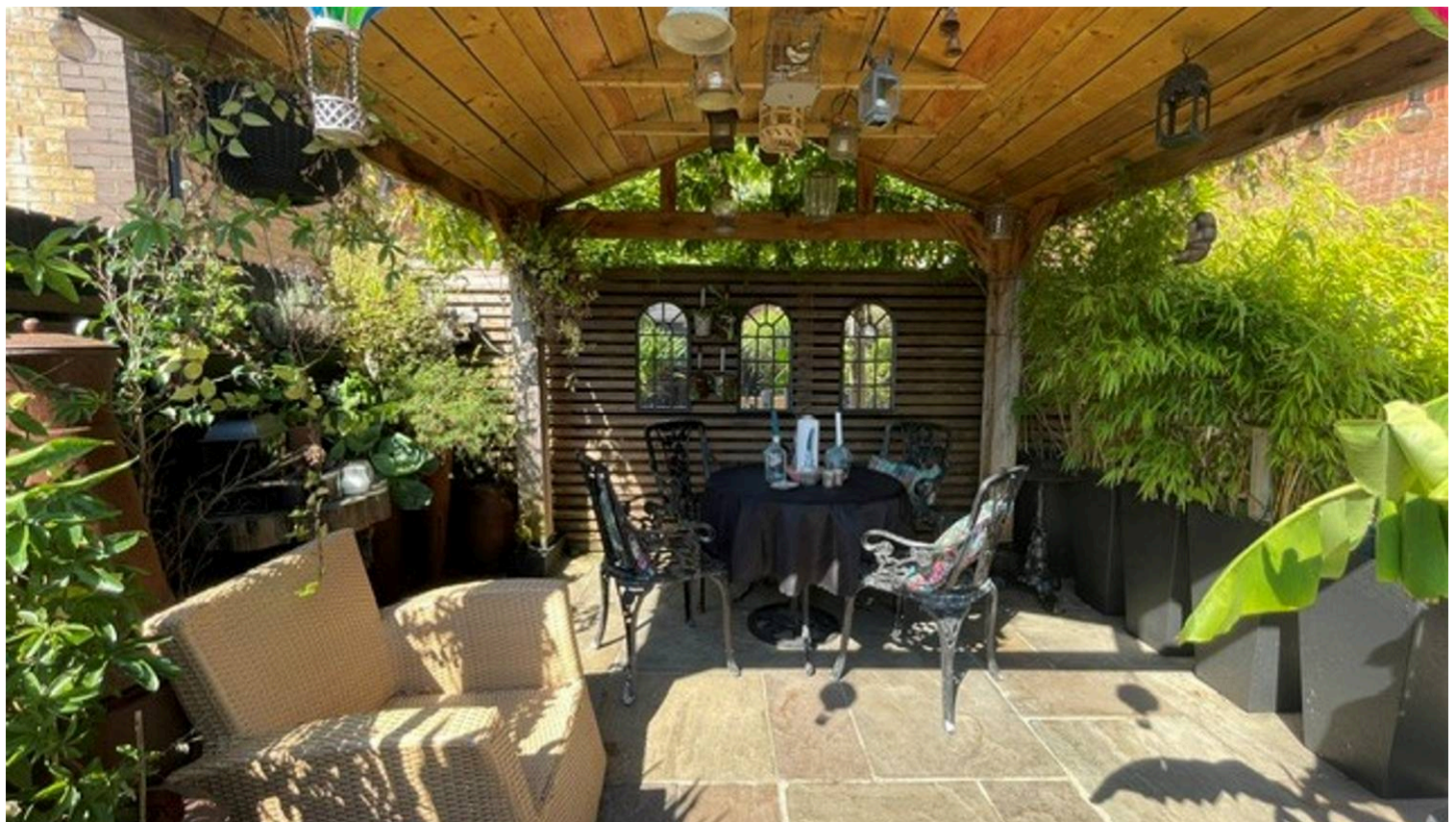
5' 7" x 3' 3" (1.70m x 1.00m)

UPVC double glazed obscured window to front aspect, plastered ceiling, partially plastered, tiled and papered walls, karndean flooring, radiator, two piece suite comprising low level WC and pedestal wash hand basin, electric consumer unit.

Kitchen/Diner

14' 1" x 9' 5" (4.30m x 2.87m)

UPVC double glazed bay fronted window, plastered ceiling, plastered walls with one featured papered wall, tiled flooring, A range of matching wall and base units with complimentary worksurfaces, one and a half stainless steel sink with drainer, electric oven with four ring gas hob and extractor hood, space for fridge/freezer, plumbing for washing machine and dishwasher, wall mounted boiler, space for dining table and chairs, radiator.



Lounge

16' 3" x 11' 7" (4.96m x 3.54m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to beautifully presented west facing enclosed rear garden, plastered ceiling with coving, plastered walls with featured panelled and papered walls, karndean flooring, two radiators, electric fire place with stone surround to remain.

First Floor Landing

Plastered ceiling with spot lights, plastered walls, karndean flooring, staircase leading to second floor, airing cupboard housing water tank, storage cupboard, doors leading into all first floor rooms.

Bedroom Two

13' 3" x 9' 4" (4.04m x 2.84m)

UPVC double glazed window to rear aspect, plastered ceiling with coving, plastered walls with one feature papered wall, fitted carpet, radiator.

Bedroom Three

10' 6" x 9' 4" (3.20m x 2.84m)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, fitted carpet, double built in wardrobe, radiator.

Bedroom Four

7' 9" x 6' 7" (2.37m x 2.00m)

UPVC double glazed window to rear aspect, plastered ceiling with coving, plastered walls, fitted carpet, radiator, wardrobes to remain.



Family Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

UPVC double glazed obscured window to front aspect, plastered ceiling with extractor fan, partially plastered and tiled walls, karndean flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower.

Second Landing

Plastered ceiling with spot lights, plastered walls, fitted carpet to staircase, karndean flooring to top floor of landing, door leading into primary bedroom.

Bedroom One

20' 5" x 12' 10" (6.23m x 3.91m)

UPVC double glazed window to front aspect, Velux window to rear aspect, plastered ceiling with coving, plastered walls with one featured papered wall, karndean flooring, two radiators, loft access, door leading into En-Suite.

En-Suite

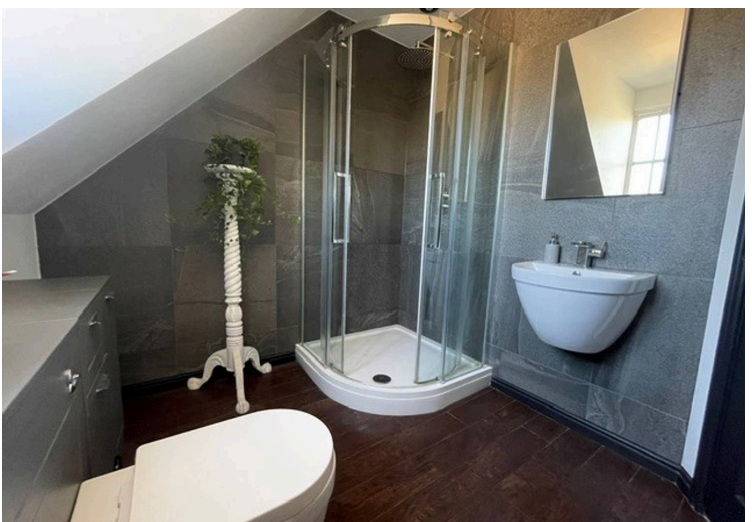
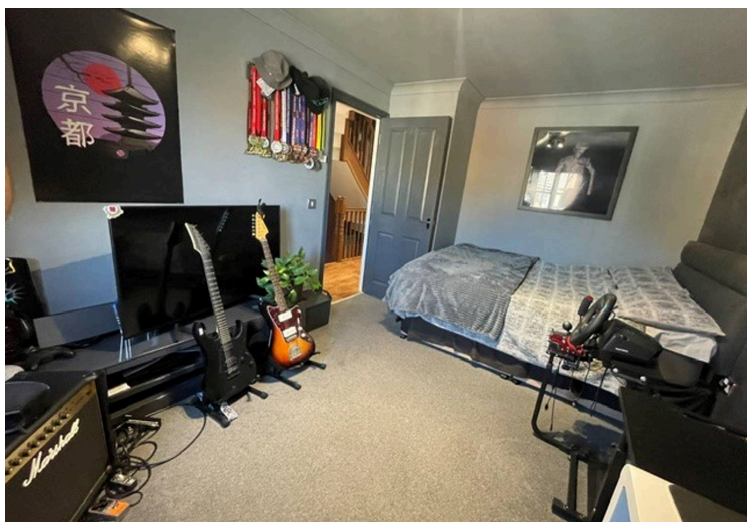
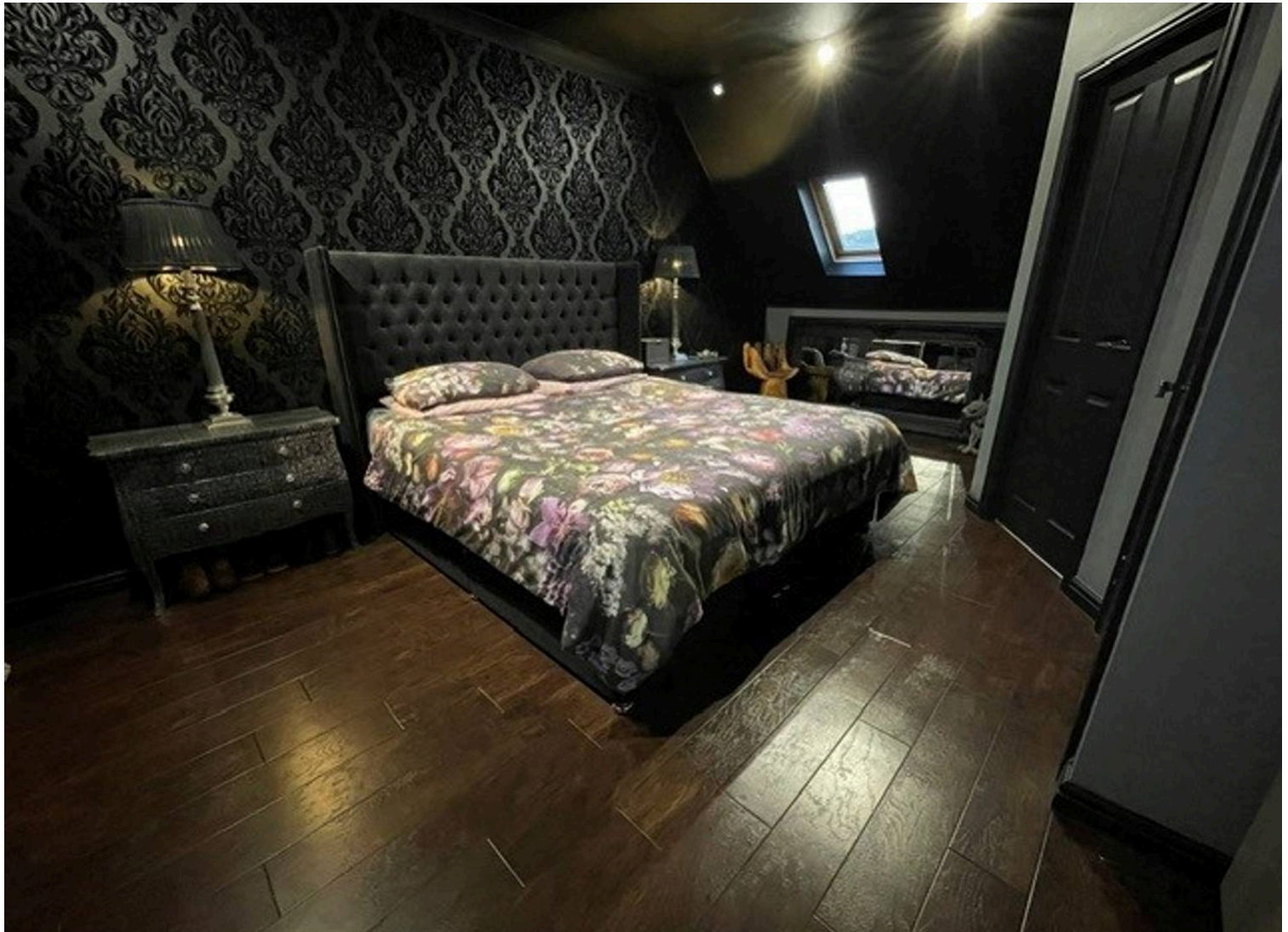
8' 3" x 7' 5" (2.51m x 2.27m)

UPVC double glazed window to rear aspect, plastered ceiling with spot lights, partially plastered and tiled walls, karndean flooring, Low level WC inset into vanity unit offering ample storage, floating wash hand basin, corner shower cubicle with mains overhead waterfall shower, chrome heated towel rail.

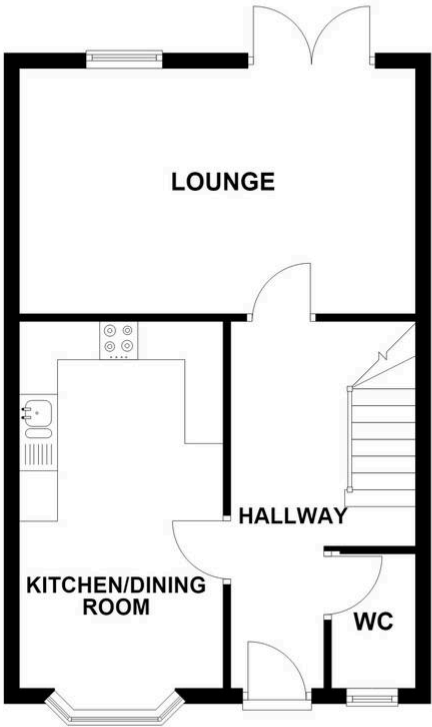
Garden

An immaculate low maintenance west facing rear garden receiving unobstructed sunlight from midday into the late evening and offering a peaceful retreat to unwind with family/friends, Side gate access, outdoor electric socket, wooden shed to remain.

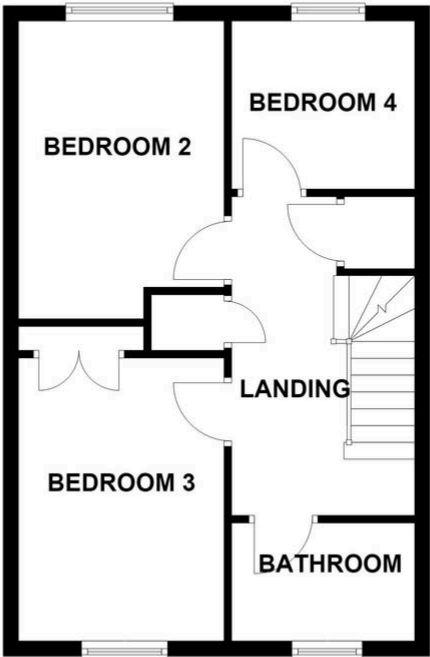




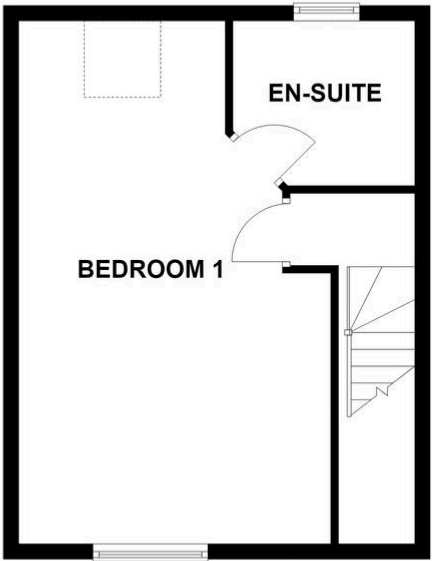
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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