



46 Maerdy Park, Pencoed – CF35 5HX
Bridgend

£380,000

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Pencoed, Bridgend

This impressive four bedroom detached house offers a spacious and versatile layout, ideal for families seeking comfort and flexibility. Upon entering, you are welcomed by a entrance hall that leads to ground floor living, providing ample space for formal entertaining, relaxed family living, or a dedicated home office. The kitchen is thoughtfully designed with modern fittings and plenty of storage, creating a practical and inviting environment for daily life. The property features three well-sized bedrooms, with the option of a fourth bedroom that can also serve as an additional study or playroom depending on your requirements. Two bathrooms, finished to a high standard, cater to the needs of a busy household. Throughout the home, large windows allow natural light to fill the rooms, enhancing the sense of space and creating a welcoming atmosphere. Additional benefits include driveway parking for multiple vehicles and an attached garage, offering convenience and secure storage. This detached property combines classic appeal with modern comforts, making it a superb choice for those looking to settle in a desirable location with excellent access to local amenities, transport links, and reputable schools. With its flexible accommodation and thoughtful design, this home is perfectly suited to meet the needs of modern family life.





- Detached property
- Three/four bedrooms
- Three reception rooms
- Two bathrooms
- Front and rear gardens
- Driveway parking with garage

Entrance

Via UPVC part glazed door and side panel leading into the hallway.

Hallway

Textured ceiling, coving, centre light, emulsion walls, skirting board, fitted carpet, and under stairs storage. Stairs leading to 1st floor, and doors leading off.

WC

Textured ceiling, fully tiled walls, tiled flooring and obscured window. Two piece suite comprising low level WC and wash hand basin with vanity unit and storage. Chrome towel rail radiator.

Dining Room / Reception Three

9' 9" x 8' 11" (2.98m x 2.72m)

Emulsion ceiling and walls, centre light, skirting board, fitted carpet and large UPVC window looking out to the side of the property.



Reception 1 / lounge

10' 9" x 16' 11" (3.28m x 5.15m)

A unique lounge with high ceilings, lots of natural light and exposed beam. Textured ceiling with velux window, emulsion walls, decorative dado rail, skirting board, fitted carpet and radiator. UPVC sliding doors leading into the conservatory.

Kitchen

9' 9" x 8' 8" (2.98m x 2.63m)

Textured ceiling, centre light, coving, emulsion walls, skirting board and tiled flooring. A range of wall and base units in cream high gloss units with complementary wood effect worktop with a tiled splash back. One and half single bowl cream sink with chrome tap, built-in oven and electric hob with the overhead extractor. Space for dishwasher and fridge freezer. New UPVC sliding doors leading into the conservatory.

Conservatory

11' 7" x 7' 7" (3.54m x 2.31m)

Glass angled roof and full height glass panelled windows with top openers, French doors, wall light and tiled flooring.

Reception 2 / Bedroom 4

16' 11" x 9' 3" (5.16m x 2.81m)

Textured ceiling with coving, emulsion walls, skirting board, fitted carpet, window, sliding doors, built-in units, and an opening leading to a dressing area.

Dressing area

9' 6" x 8' 9" (2.89m x 2.67m)

Textured ceiling, centre light, emulsion walls, window and fitted carpet.

Bathroom

8' 8" x 6' 8" (2.65m x 2.03m)

Textured ceiling, centre light, emulsion walls with skirting board and tiled flooring. UPVC window and stainless steel chrome wall mounted towel radiator. Three piece suite comprising low-level WC, wash hand basin set within a vanity unit with storage, bath, and shower with single glass shower which is fully tiled.

Landing

Textured ceiling with loft access, centre light, smoke alarm, emulsion walls, skirting board and fitted carpet. Two built-in storage cupboards one housing the combination boiler.

Bedroom 1

17' 3" x 9' 4" (5.27m x 2.84m)

Textured ceiling, centre light with skimmed walls, skirting board, fitted carpet, radiator, window and eaves storage.

Bedroom 2

10' 2" x 9' 1" (3.11m x 2.76m)

Textured ceiling, centre light, coving, skimmed walls, fitted carpet and window.

Bedroom 3

12' 9" x 9' 0" (3.88m x 2.74m)

Textured ceiling, inset spotlight with Velux window, coving, skimmed walls, UPVC window and fitted carpet.

Family bathroom

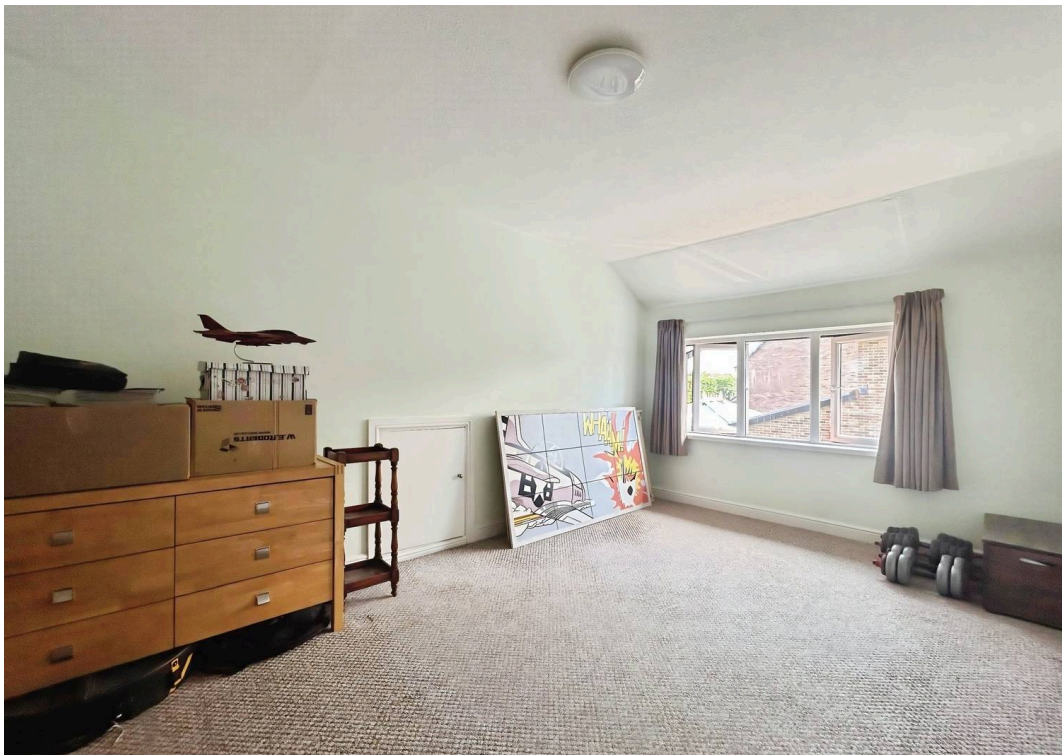
8' 6" x 5' 2" (2.59m x 1.57m)

Skimmed ceiling with inset spotlights, coving, skimmed walls, skirting board, vinyl flooring, wall mounted chrome towel radiator and obscured UPVC window. Newly fitted bathroom suite with low level built-in WC and wash hand basin set within a vanity unit with plenty of storage with a tile splash back, built in wall cabinet and bath with wall mounted electric shower with stone effect border and glass bi-fold shower screen.

Outside

To the front of the property there is parking for two vehicles with a detached double garage with UPVC side door, window and power. Pathway leading to the front door and low maintenance front lawn. Side patio area which is currently used for storage. The generous sized rear garden is bound by feather board fencing, large decked area and mature shrubs. Large composite garden shed to remain and wooden garden shed to remain. Large area with potential to extend with planning. Ev charging point, and owned solar panels.







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