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Pant Ardwyn, Pencoed Bridgend

offers over £490,000

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About the property

Situated in a highly sought-after location within Pencoed, this impressive four-bedroom detached family home offers spacious and versatile accommodation throughout.

The property comprises an entrance hall, generous dual-aspect lounge, separate dining room, home office, spacious fitted kitchen, utility room and downstairs cloakroom/WC. To the rear, a large conservatory spans the width of the property, providing excellent additional living space and enjoying views over the rear garden.

To the first floor are four well-proportioned double bedrooms, all comfortably accommodating a double bed. The Master bedroom and bedroom two both benefit from en-suite facilities, while a family bathroom serves the remaining bedrooms.

Externally, the property benefits from an enclosed rear garden, detached garage and driveway parking.

Ideally located close to local shops, schools and amenities. the property is

Accommodation

Entrance Hall

A welcoming entrance hall providing access to all main ground floor reception rooms. Featuring attractive flooring, a carpeted staircase rising to the first floor, and a useful fitted cupboard ideal for coats and shoe storage. The space creates a bright and inviting first impression of the property.

Reception Room

20' 4" x 10' 6" (6.20m x 3.20m)

A spacious and beautifully presented reception room featuring a front-facing window allowing for plenty of natural light, feature Log Burning fireplace with surround, and French doors opening into the conservatory. Offering ample space for a range of living room furniture, this inviting room provides an ideal setting for both everyday family living and entertaining.

Dining Room

11' 2" x 10' 6" (3.40m x 3.20m)

A well-proportioned dining room accessed from the main entrance hall and conveniently positioned adjacent to the kitchen. Featuring carpeted flooring and offering ample space for a family dining table and chairs, the room is ideal for both everyday dining and entertaining. French doors provide access to the conservatory, creating a seamless flow between the living spaces.

Conservatory

20' 8" max x 10' 2" max (6.30m max x 3.10m max)

A spacious and light-filled conservatory with tiled flooring, accessed via French





doors from both the reception room and dining room. Featuring a glazed roof and surrounding windows, the room enjoys pleasant views over the rear garden and provides excellent additional living and entertaining space. French doors open directly onto the patio and rear garden.

Kitchen

13' 9" x 10' 10" (4.19m x 3.30m)

A spacious kitchen/breakfast room fitted with a comprehensive range of wall and base units with complementary work surfaces. Benefiting from integrated dishwasher, the room also offers space for informal dining, making it ideal for everyday family living. Windows to the side and rear elevations provide ample natural light, while a door leads through to the separate utility room. Accessed directly from the main entrance hall.

Utility Room

7' 7" x 5' 11" (2.31m x 1.80m)

Conveniently accessed from the kitchen, the utility room is fitted with base units, work surface and sink unit, with space and plumbing for laundry appliances and further space for a fridge/freezer. The room also houses the wall-mounted boiler and benefits from a door providing additional side access to the property, adding practicality.



Office

10' 10" x 6' 7" (3.30m x 2.01m)

A versatile home office featuring a front-facing window providing natural light and carpeted flooring. Offering an ideal space for home working, study, or a variety of alternative uses to suit individual requirements.

W.C.

Fitted with a two-piece suite comprising a low-level WC and pedestal wash hand basin. Benefiting from a side-facing obscure window providing natural light and ventilation, together with practical vinyl flooring.

First Floor

Landing

A spacious landing with carpeted flooring, providing access to all four bedrooms and the family bathroom. Benefiting from a built-in airing/storage cupboard and loft access, the landing offers practical additional storage and serves as a central hub to the first-floor accommodation.

Bedroom One

14' 5" x 14' 1" max (4.39m x 4.29m max)



A generously proportioned principal bedroom featuring a front-facing window, carpeted flooring and ample space for a range of bedroom furniture, including fitted wardrobes. The room further benefits from direct access to the en-suite shower room.

Master Ensuite

8' 10" x 10' 7" (2.69m x 3.23m)

Fitted with a four-piece suite comprising a shower cubicle, paneled bath, low-level WC and wash hand basin with useful storage beneath. Benefiting from a front-facing obscure window, tiled walls and tiled flooring, creating a stylish and practical space.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

A spacious double bedroom featuring a rear-facing window, carpeted flooring, and ample space for wardrobes and additional bedroom furniture. The room benefits from direct access to its own en-suite shower room, making it ideal for guests or family members seeking added privacy and convenience.

Ensuite

7' 3" x 3' 3" (2.21m x 0.99m)

Fitted with a three-piece suite comprising a shower cubicle, low-level WC and wash hand basin set within a



vanity unit providing useful storage. Benefiting from tiled walls and flooring, a heated towel rail, and an obscure rear-facing window providing natural light and ventilation.

Bedroom Three

12' 10" x 7' 3" (3.91m x 2.21m)
A well-proportioned double bedroom featuring a rear-facing window, carpeted flooring, and ample space for a double bed and additional bedroom furniture. Enjoying pleasant outlooks to the rear, this bright and comfortable room is ideally suited as a guest room, children's bedroom, or additional family accommodation.

Bedroom Four

11' 10" x 9' 2" (3.61m x 2.79m)
A generous double bedroom featuring a front-facing window, carpeted flooring, and ample space for a double bed and a range of additional bedroom furniture. A bright and comfortable room, ideal as a bedroom or guest room

Bathroom

7' 10" max x 7' 3" max (2.39m max x 2.21m max)
A beautifully appointed family bathroom fitted with a modern suite comprising a paneled bath with shower



over, low-level WC, and twin wash hand basins set within a vanity unit with useful storage below and ample countertop space. Benefiting from a rear-facing obscure window, tiled walls and flooring, and a heated towel rail, creating a stylish and practical family bathroom.

Front Garden

The property is approached via a pathway leading to the covered entrance porch, with attractive low-maintenance gravelled garden with small lawn area to the front. To the side of the property is a driveway providing off-road parking and access to the detached garage.

Rear Garden

Enjoying a bright and sunny aspect, the enclosed rear garden is predominantly laid to lawn with a paved patio area providing an ideal space for outdoor dining and entertaining. A gated side access leads to the driveway, while a side patio pathway provides access to the utility room. The garden further benefits from a personal door leading directly into the detached garage, offering additional practicality and convenience.

Double Garage

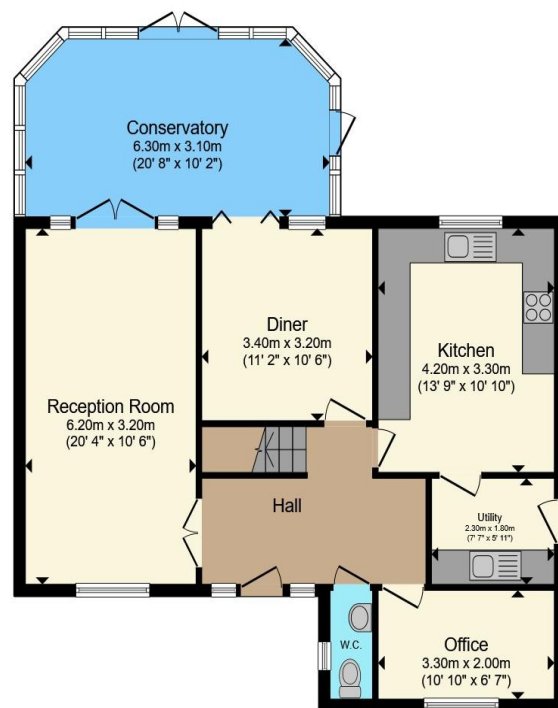


A detached double garage positioned to the side of the property, providing excellent storage and secure parking. To the front of the garage is a generous driveway offering off-road parking for up to four vehicles.

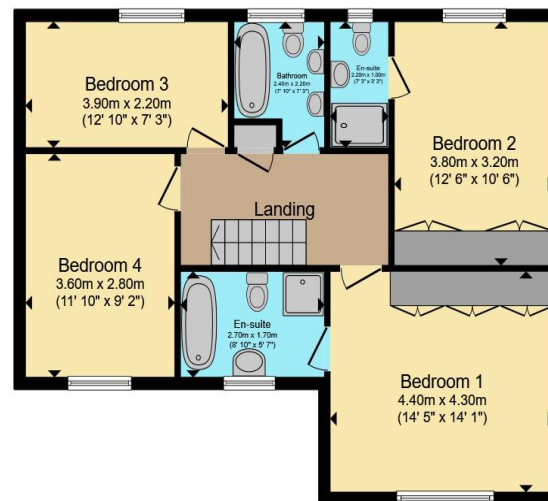


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Ground Floor



First Floor

Total floor area 157.7 m² (1,698 sq.ft.) approx

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