



19 Pant Ardwyn, Pencoed – CF35 6LJ
Bridgend

£410,000

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Welcome to this beautifully presented four bedroom detached house, perfect for families or anyone looking for a spacious home with a modern feel. Step inside and you will find a light and airy kitchen, diner, and family room, ideal for every-day living as well as entertaining friends. The property boasts four good-sized bedrooms, with the main bedroom featuring its own en suite for added convenience and privacy. The rest of the home is equally impressive, with stylish decor and a layout that makes the most of the generous space on offer. There is plenty of room for everyone to relax, work, or play, and the overall finish is sure to impress. With driveway parking and a garage, you will never have to worry about finding a spot for your car or extra storage. This home is move-in ready and has been lovingly maintained, so you can simply unpack and start enjoying your new surroundings. If you are after a property that combines comfort, style, and practicality, this one should be top of your list. Viewing is highly recommended to appreciate everything this fantastic home has to offer.

- Four bedroom detached house
- Kitchen/diner/family room
- Beautifully presented throughout
- En suite to bedroom one
- Driveway parking and garage
- Viewing highly recommended
- Sought after location





Entrance

Via composite part glazed door with side glazed panel into the entrance hall.

Entrance hall

Skimmed and coved ceiling with centre light, skimmed walls, smoke alarm, stairs leading to the first floor and Karndean flooring, doors leading off.

Downstairs WC

Two piece suite comprising WC and wash hand basin.

Lounge

16' 8" x 10' 7" (5.08m x 3.23m)

Skimmed and coved ceiling with centre light, skimmed walls, wood effect flooring, radiator and PVCu box bay window overlooking the front. Feature fireplace with slate hearth.

Kitchen/diner

25' 6" x 9' 1" (7.78m x 2.78m)

Extended L shaped room finished with skimmed ceiling and walls, inset spot lights and centre light to the dining area and a continuation of the wood flooring. PVCu window overlooking the rear garden. Beautiful kitchen finished with a range of wall and base units with chrome handles and wooden square edge worktop with matching upstand. One and half bowl sink with swan neck tap. Integrated fridge/freezer and Range Master cooker with cooker hood to remain. The dining area is finished with skimmed ceiling and walls with feature papered wall and modern column radiator and a continuation of the wood flooring.



Utility

Skimmed ceiling and walls, centre light, wall mounted boiler, continuation of the wood flooring and door to the side. Wall and base units housing a single bowl sink with drainer and swan neck mixer tap, space for washing machine and tumble dryer.

Family room

13' 10" x 13' 5" (4.22m x 4.09m)

Vaulted ceiling with skylights allowing the natural light to flow through, inset spot lights, skimmed ceiling and walls, continuation of the wood flooring and radiator. Feature dwarf wall with PVCu windows and French doors leading out to the rear garden.

Landing

Skimmed ceiling and walls, ceiling light, smoke alarm, loft access, radiator and fitted carpet. Airing cupboard and doors leading off.

Bedroom 1

14' 7" x 10' 6" (4.45m x 3.21m)

Skimmed ceiling and walls, skirting, fitted carpet, radiator, PVCu bay windows to the front with views of the fields, fitted wardrobes and door leading to the en suite.

En suite

Skimmed ceiling with centre light, extractor fan, fully tiled walls and tile effect vinyl flooring. Three piece suite comprising vanity wash hand basin with built in units with chrome mixer tap, low level WC and single shower with wall mounted chrome mixer shower and glass screen. PVCu obscured window overlooking the front of the property.

Bedroom 2

13' 6" x 8' 1" (4.12m x 2.46m)

Skimmed ceiling with centre light, skimmed walls, fitted carpet, radiator and PVCu window overlooking the front of the property with mountain views. Built in storage.

Bedroom 3

10' 7" x 9' 3" (3.22m x 2.82m)

Skimmed ceiling and walls, fitted carpet, radiator and PVCu window overlooking the rear garden.

Bedroom 4

8' 0" x 8' 0" (2.44m x 2.45m)

Skimmed ceiling with centre light, skimmed walls, fitted carpet, radiator and PVCu window overlooking the rear of the property.

Family bathroom

6' 2" x 6' 0" (1.89m x 1.82m)

Skimmed ceiling and walls, stone effect vinyl flooring, radiator, tiling to the splash back areas and PVCu window overlooking the rear. Three piece suite comprising pedestal wash hand basin with chrome taps, low level WC and bath with chrome mixer tap and shower hose.

Outside

The front of the property is bound by low hedge, laid to lawn with shale border and driveway parking for two vehicles leading to the integral garage accessed via an up and over door. The rear garden is low maintenance bound by feather board edging, side access via wooden gate, large patio area and remainder laid to lawn. Outdoor electric and water tap.







Payton Jewell Caines

Payton Jewell & Caines Estate Agents, 5C Penybont Road – CF35 5PY

01656869000 • pencoed@pjchomes.co.uk • pjchomes.co.uk/

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