



Woodstock Gardens, £325,000

- Detached 4 bedroom family home
- Beautiful Landscaped Garden
- Close To Schools, Transport Links & Shops
- Planning for a double storey extension with single side extension and Garage
- Garage and Driveway
- EPC Rating: C
- Council Tax Band: D



 4  1  2



About the property

A beautifully presented four bedroom detached family home, ideally situated in the highly sought-after Woodstock Gardens, Pencoed, Bridgend, and benefiting from planning permission (P/24/326/FUL) for a double storey rear extension and a single storey side extension incorporating a new garage.

This well maintained property offers generous living space, including an inviting entrance hallway, a stylish living room with a contemporary media wall and feature fireplace, and double doors opening into a separate dining room, perfect for entertaining. To the rear, a well equipped kitchen is complemented by a bright conservatory overlooking the garden, along with a convenient downstairs cloakroom.

Upstairs, the property offers four bedrooms and a spacious family bathroom, ideal for growing families.





Accommodation

Entrance Hall

Living Room

15' 1" x 12' 6" (4.60m x 3.81m)

Dining Room

11' 10" x 9' 10" (3.61m x 3.00m)

Kitchen

11' 10" x 9' 6" (3.61m x 2.90m)

Conservatory

9' 10" x 8' 10" (3.00m x 2.69m)

W.C.

First Floor

Landing

Bedroom One

14' 1" x 9' 10" (4.29m x 3.00m)

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

Bedroom Three

9' 6" x 6' 11" (2.90m x 2.11m)

Bedroom Four

9' 6" max x 9' 6" max (2.90m max x 2.90m max)

Bathroom

Garage

18' 4" x 8' 2" (5.59m x 2.49m)

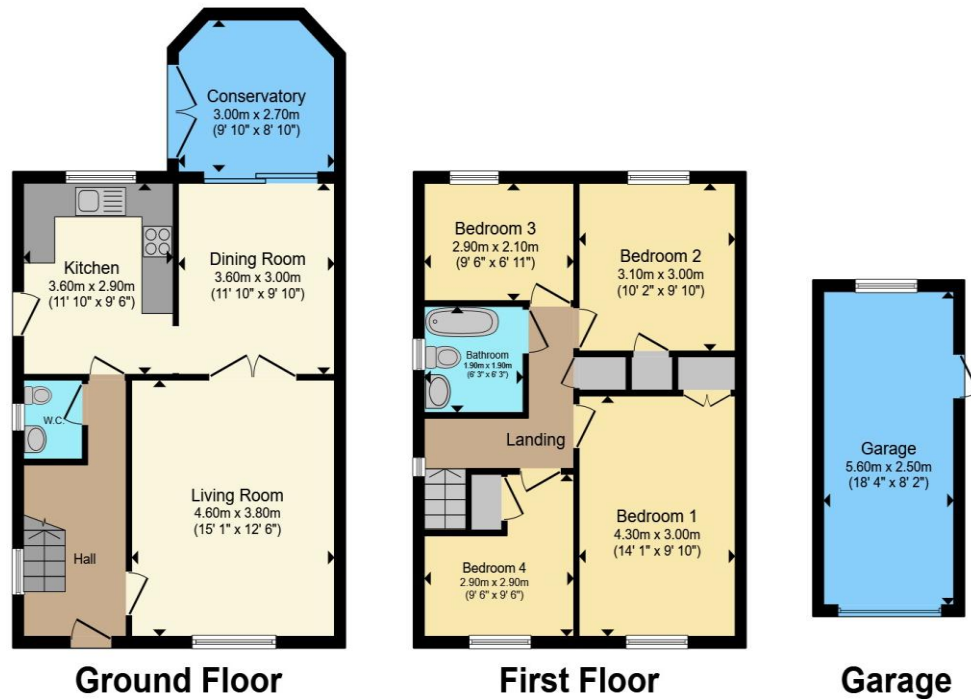
Agent Note

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Floorplan



Total floor area 119.1 m² (1,282 sq.ft.) approx

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