

56 Minffrwd Road, Pencoed - CF35 6SD

Bridgend

£580,000

56 Minffrwd Road

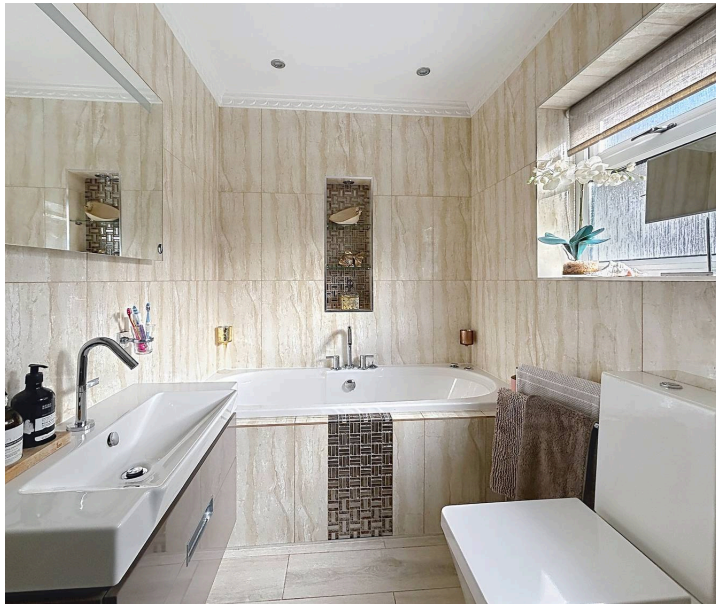
Pencoed, Bridgend

This impressive five bedroom detached house offers versatile living accommodation, ideal for multi generational families or those seeking flexible space. The unique layout features main living areas on the upper floor comprising lounge, kitchen, dining room, sun room, WC and office, providing ample space for entertaining, relaxing, or working from home. Downstairs, you will find a principal bedroom with an en-suite, along with a well-appointed family bathroom, reception room 2 and kitchenette/utility. The property is thoughtfully designed to accommodate a variety of lifestyles and needs, blending comfort with practicality throughout.

Outside, the home boasts ample off road parking to the front, a garage for secure storage or additional parking, and a useful outbuilding (perfect for a workshop, home gym, or hobby space). The garden offers plenty of space for outdoor entertaining, play, or simply relaxing in the fresh air. The overall plot size ensures there is room for the whole family to enjoy. This property combines generous internal accommodation with excellent outdoor features, making it a rare opportunity in a sought after location. Early viewing is highly recommended.













- Five bedroom spacious detached house
- Five reception rooms
- Main living accommodation upstairs to take in views and bedrooms downstairs
- Ideal for multi generational living
- En-suite to bedroom 1/ Downstairs bathroom plus upstairs WC
- Ample off road parking/ Garage/ Outbuilding

Entrance
Via part frosted glazed composite door with PVCu frosted double glazed side panel into the entrance hall. Doors leading to three bedrooms, second reception room, downstairs bathroom and PVCu double glazed French doors leading out to the rear garden. Stairs leading to the first floor. Textured ceiling, decorative coving, dado rail, two radiators and tiled flooring.

Bedroom 2
13' 9" x 10' 0" (4.19m x 3.06m)
Textured and coved ceiling, ceiling rose, PVCu double glazed window overlooking the front, radiator and laminate flooring. Fitted wardrobes.

Bedroom 4
11' 11" x 10' 6" (3.64m x 3.20m)
Textured and coved ceiling, ceiling rose, one feature papered wall, built in wardrobes over the bed area, PVCu double glazed window overlooking the front, radiator and wood effect laminate flooring.

Bedroom 3
11' 11" x 10' 6" (3.64m x 3.19m)
Textured and coved ceiling, ceiling rose, PVCu double glazed window overlooking the side of the property, radiator and wood effect laminate flooring.

Downstairs bathroom
11' 4" x 5' 10" (3.46m x 1.77m)
Sunken chrome spot lights, decorative coving, tiled walls, wall mounted electric mirror, PVCu frosted double glazed window overlooking the rear of the property, wall mounted towel radiator, wall mounted glass shelving and wood effect tiled flooring. Four piece suite comprising low level WC, wall hung vanity sink with chrome mixer tap, jet bath with fitted chrome mixer tap and walk in shower with folding glass screen and overhead shower with mixer tap.

Reception room 2
24' 0" x 10' 11" (7.31m x 3.34m)
Ceiling rose, decorative coving, two feature papered walls with half height wood panelling, feature electric fire with tiled hearth, wooden surround and mantel, radiator and fitted carpet. Door leading to utility and further bedroom.

Bedroom 5
10' 1" x 8' 7" (3.08m x 2.62m)
Textured ceiling, centre spot lights, ceiling rose, decorative coving, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Built in wardrobes.

Kitchenette/utility space
16' 2" x 10' 3" (4.93m x 3.12m)
Textured and coved ceiling, tiling to splash back areas, PVCu double glazed window overlooking the rear garden and tiled flooring. Two double built in storage cupboards, one housing the gas boiler with hot water tank and the other with built in shelving. A range of wall and base units with complementary roll top work surfaces with inset stainless steel sink with chrome mixer tap. Plumbing for washing machine and space for tumble dryer. Door leading to bedroom 1. PVCu frosted double glazed door leading out to the rear garden. Door to inner hallway.

Inner hallway
Textured and coved ceiling, two double built in wardrobes with hanging rail and shelving and fitted carpet. Door leading to en-suite. Opening into bedroom 1.

En-suite
5' 4" x 5' 0" (1.62m x 1.52m)
PVCu clad ceiling with sunken spot lights, extractor fan, coving, part emulsioned/ part tiled walls, radiator, PVCu double glazed window overlooking the garden and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and enclosed corner shower with folding glass screen, overhead chrome mixer shower and marble effect aqua panels.

Bedroom 1
19' 3" x 10' 4" (5.86m x 3.14m)
Textured and coved ceiling, PVCu double glazed sliding door overlooking the garden, radiator and fitted carpet.

First floor landing
Via stairs with hand rail and fitted carpet. Large stained glass window overlooking the staircase allowing natural light. Textured ceiling, ceiling rose, decorative coving, access to loft which is partly boarded and lighting, radiator and fitted carpet. Doors leading to WC, lounge and kitchen.

WC
7' 4" x 2' 7" (2.23m x 0.80m)
Sunken chrome spot lights, coving, part textured paper/ part tiled walls and tiled flooring. Two piece suite comprising low level vanity WC unit and pedestal wash hand basin.

Lounge
21' 0" x 17' 5" (6.39m x 5.30m)
Textured ceiling, decorative coving, papered walls with dado rail, wall lights, large PVCu double glazed window overlooking the front of the property, PVCu double glazed window overlooking the side of the property, two radiators and fitted carpet. Feature open fireplace with tiled hearth and marble surround on an exposed brick wall. This room has fabulous views over the hillside. Double doors into the sun room.

Sun room
16' 2" x 5' 11" (4.92m x 1.80m)
PVCu clad ceiling with sunken chrome spot lights, textured papered walls, aluminium sliding door leading out to Juliet balcony overlooking the garden, internal aluminium window overlooking the staircase and fitted carpet.

Kitchen
17' 6" x 15' 1" (5.33m x 4.59m)
Sunken chrome spot lights, decorative coving, tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, radiator and tiled flooring. A range of wall and base units in a two tone colour (oak and cream) with complementary square edge solid wood work surface and partial laminate work surfaces. Belfast sink with chrome mixer tap. Integrated dishwasher. Space for large American style fridge/freezer. Centre island with double electric oven, four ring electric hob and three pendant lights over the island. Door leading to office space and door leading to dining room.

Office
10' 2" x 8' 7" (3.11m x 2.62m)
Textured and coved ceiling, PVCu double glazed window overlooking the front, radiator, one feature papered wall and fitted carpet.

Dining room
13' 9" x 10' 2" (4.20m x 3.11m)
Can also be accessed via double doors from the lounge and also from the kitchen. Ceiling rose, decorative coving, part emulsioned/part papered walls with dado rail, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Space for large dining room table and chairs.

Outside
Lovely enclosed private rear garden, the first section is laid to Porcelain patio ideal for garden furniture, Porcelain path leading to a further patio with fitted wooden Pergola over a seating area, area of laid lawn. Further space behind the garage where there is room for further seating with decorative stone. Outside lighting. Door leading to garage. Side gated access to the driveway. Block paved driveway leading to the garage with ample parking for approx. four/five vehicles. The front garden is laid to lawn mature shrubs and trees. Large overhead canopy over the front door with outside lighting. Further parking space. Outside power sockets.

Garage
Window. Traditional up and over door from the driveway. Courtesy door to the rear garden. Power and lighting.

Outbuilding
21' 7" x 10' 4" (6.58m x 3.15m)
Power and lighting which could be converted to a games room/ office space. PVCu double glazed window overlooking the front. The outbuilding can be accessed via double gates with a hardstanding area which could be converted to further parking spaces.

















Payton Jewell Caines



Payton Jewell Caines

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

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

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.