



4 Clos Penglyn

Pencoed, Bridgend, CF35 6NX

Asking Price £310,000

HARRIS & BIRT



A contemporary, detached, home offering four bedrooms, three bathrooms, and two spacious reception rooms, located in a quiet residential cul-de-sac in the popular town of Pencoed. The property enjoys easy access to a range of local amenities, including a railway station on the Bridgend–Cardiff line, as well as excellent links to the M4 and major road networks.

The accommodation briefly comprises a spacious entrance hallway with a double cloaks cupboard. The front-facing living room features a bay window overlooking the front garden, while the separate dining room enjoys views over the rear garden. The kitchen is well-equipped and includes a gas hob and electric oven. A utility room to the rear provides access to the garden, an internal door to the garage, and access to a ground floor bathroom. Upstairs, the master bedroom benefits from an en-suite bathroom and views over the rear garden. There is a further double bedroom to the front, along with two single bedrooms and a family bathroom.

Externally, the property offers a lawned front garden and driveway parking. Gated access to both sides leads to a generous rear garden.



Accommodation

Ground Floor

Entrance Hallway 6'4 x 19'3 (1.93m x 5.87m)

The property is entered via a solid wood front door with obscure glazed vision panels to side, through into hallway. Skimmed walls with dado rail. Coved and textured ceiling. Pendant ceiling light. Fitted carpet. Fitted radiator. Double doors to storage cupboard. Stairs lead up to first floor landing.

Living Room 11'6 x 20'6 (3.51m x 6.25m)

UPVC double glazed bay window to front. Skimmed walls. Textured ceiling. Pendant ceiling light. Carpeted flooring. Fitted radiator.

Kitchen 8'5 x 12' (2.57m x 3.66m)

Fitted kitchen with features to include: a range of wall and base units set under and over wood effect worktop. 1.5 sink bowl and drainer with chrome mixer tap. Electric oven with four ring gas hob over. Extractor hood. Space for undercounter dishwasher. Space for undercounter fridge. Extractor fan. Skimmed walls. Coved and textured ceilings. Ceiling strip light. Tiled flooring. Fitted radiator. UPVC double glazed window to rear. Door to utility and dining room.

Dining Room 9'5 x 12' (2.87m x 3.66m)

UPVC double glazed window to rear. Papered walls. Coved and textured ceiling. Pendant ceiling light. Carpet flooring. Fitted radiator.

Utility Room 8'9 x 10'8 (2.67m x 3.25m)

Fitted base unit set under wood effect worktop. Stainless steel 1.5 sink bowl and drainer with mixer

tap. Space for washing machine. Space for tumble dryer. Tiled flooring. Part tiled walls. Further skimmed walls. Textured ceiling. Pendant ceiling light. Fitted radiator. Pedestrian door leads out to rear garden. Further window to rear. Door to WC and internal garage.

WC 5' x 3'2 (1.52m x 0.97m)

Two piece suite comprising low level WC. Wall hung wash hand basin with hot and cold taps and tiled splashback. Tiled flooring. Skimmed walls. Textured ceiling. Obscure glazed window to side. Pendant ceiling light. Fitted radiator.

First Floor

Landing

Straight run of carpet staircase from ground floor to first floor landing. Skimmed walls with dado rail. Textured ceiling. Two pendant ceiling lights. Storage cupboard. UPVC double glazed window to side elevation. Communicating doors to all first floor rooms.

Master Bedroom 12' x 12'4 (3.66m x 3.76m)

UPVC double glazed window to rear. Skimmed walls. Textured ceiling. Pendant ceiling light. Carpet flooring. Fitted radiator.

En Suite 6'7 x 5'6 (2.01m x 1.68m)

Three piece suite in white comprising panelled bath with hot and cold mixer tap. Low level WC. Pedestal wash hand basin with hot and cold taps. Tiled splashback. Further skimmed walls. Textured ceiling. Pendant ceiling light. Fitted carpet.

Bedroom Two 10'10 x 9'7 (3.30m x 2.92m)

UPVC double glazed window to front. Skimmed and papered walls. Textured ceiling. Pendant ceiling light. Carpet flooring. Fitted radiator.

Bedroom Three 7' x 9'7 (2.13m x 2.92m)

UPVC double glazed window to front. Skimmed and papered walls. Textured ceiling. Pendant ceiling light. Carpet flooring. Fitted radiator.

Bedroom Four 6'9 x 9 (2.06m x 2.74m)

UPVC double glazed window to rear. Skimmed and papered walls. Textured ceiling. Pendant ceiling light. Carpet flooring. Fitted radiator.

Bathroom 7'9 x 8'5 (2.36m x 2.57m)

Three piece suite comprising panelled bath with electric shower and shower head fitment, and hot and cold mixer tap. Low level WC. Wash hand basin with hot and cold taps. Tiled splashback. Further skimmed walls. Textured ceiling. Pendant ceiling light. LVT wood effect flooring. Fitted radiator.

Outside

The front of the property offers off road parking with access to the internal garage. Small parcel of lawn to the front. The rear of the property has an area laid to patio great for outside entertaining and ease of maintenance.

Integrated Garage

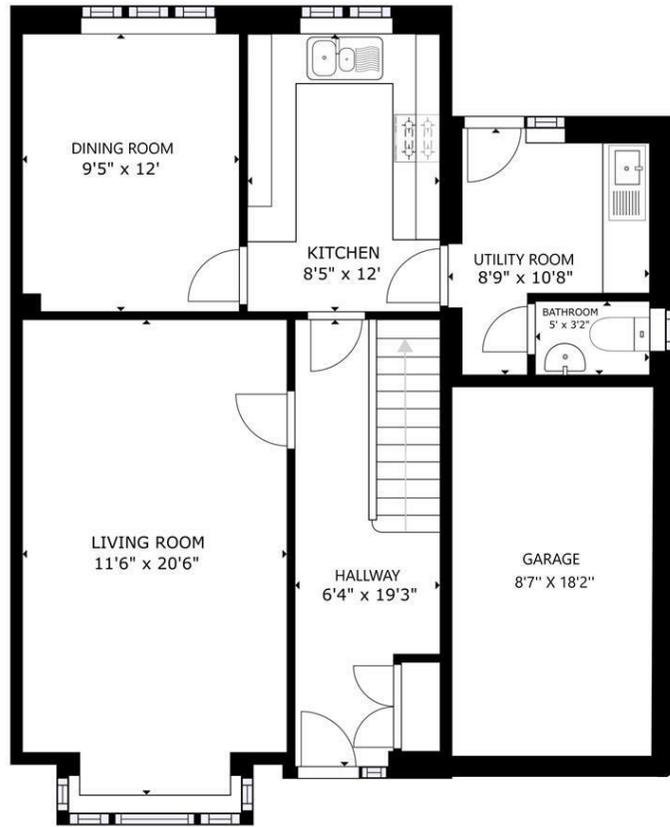
Up and over garage door. Power and light.

Services

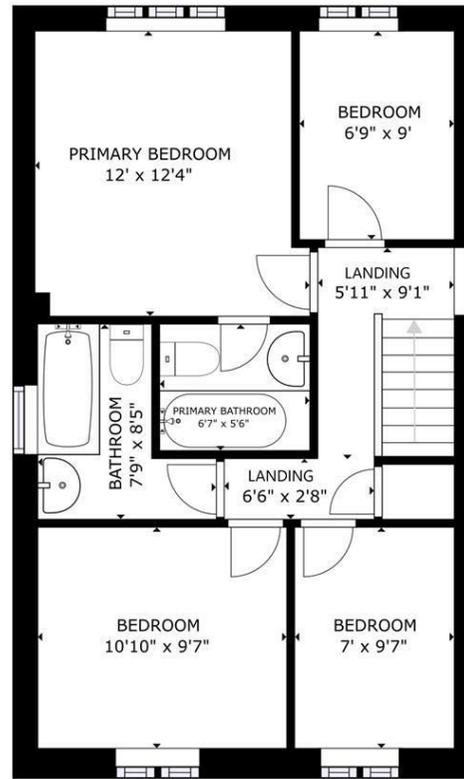
Mains services throughout. Freehold.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 703 sq ft, FLOOR 2: 623 sq ft
TOTAL: 1326 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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