



## Hendre Road, offers in excess of £450,000

- Beautiful Detached Four Bedroom Property
- Off Street Parking For Numerous Cars
- Extra Garden Room With WC And Electric
- Council Tax Band E
- Perfect Family Home
- EPC Rating: C



 4  1  2





## About the property

This beautifully appointed four-bedroom modern home is situated in the highly sought-after area of Pencoed, Bridgend, and offers generous, versatile living space perfectly suited to contemporary family life.

The ground floor features two well-proportioned reception rooms, providing excellent flexibility for formal entertaining, relaxed family living, or use as a home office or playroom. At the heart of the property is an impressive open-plan kitchen and dining area, thoughtfully designed to create a sociable and functional space ideal for both everyday living and hosting guests.

To the first floor, the property offers four spacious double bedrooms, each tastefully presented and benefiting from an abundance of natural light. The layout is well suited to growing families or those requiring additional space for guests or remote working.

Externally, the home boasts a private rear garden complemented by a superb garden room equipped with a WC and electricity. This versatile additional space is ideal for use as a home office, gym, studio, or entertaining area, adding significant practicality and appeal.

Conveniently located close to local amenities, schools, transport links, and the M4 corridor, this stylish and spacious property combines contemporary living with a highly desirable and well-connected setting.





# Accommodation

Entrance Hall

Cloakroom

Reception Room - 15' 9" x 11' 6" ( 4.80m x 3.51m )

Kitchen/Diner - 18' 8" x 11' 2" ( 5.69m x 3.40m )

Conservatory - 11' 2" x 10' 10" ( 3.40m x 3.30m )

Utility - 12' 6" x 7' 8" ( 3.81m x 2.34m )

Office - 12' 6" x 7' 8" ( 3.81m x 2.34m )

First Floor

Landing

Bedroom One - 11' 6" x 9' 10" ( 3.51m x 3.00m )

Bedroom Two - 9' 6" x 9' 2" ( 2.90m x 2.79m )

Bedroom Three - 8' 10" x 8' 10" ( 2.69m x 2.69m )

Bedroom Four - 7' 3" x 7' 3" ( 2.21m x 2.21m )

Bathroom

Garden/Games Room - 26' 3" max x 16' 5" max ( 8.00m max x 5.00m max )

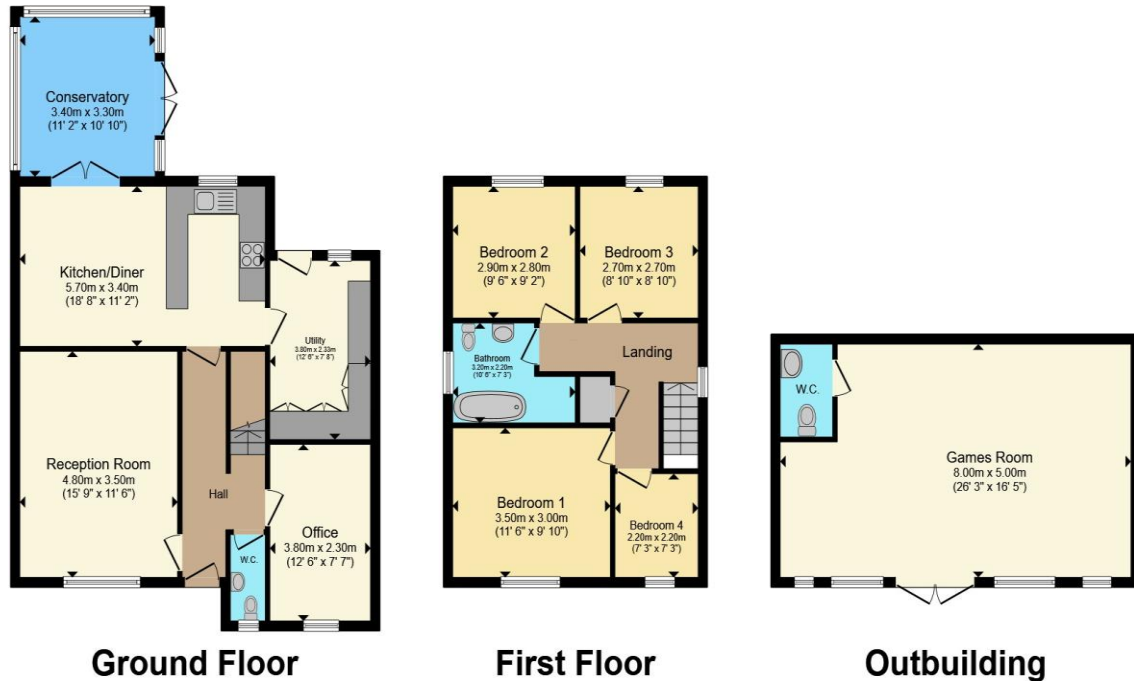
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## Floorplan



Total floor area 162.8 m<sup>2</sup> (1,752 sq.ft.) approx

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