



## Woodstock Gardens, offers over £350,000

- 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 P/24/326/FUL
- 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.

Externally, there are front and rear gardens, a private driveway providing off road parking, and a detached single garage. The approved planning presents an excellent opportunity to further enhance and extend the home. Ideally located close to local amenities, Pencoed Railway Station, and the M4 motorway, this property is perfect for commuters.





## 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 )

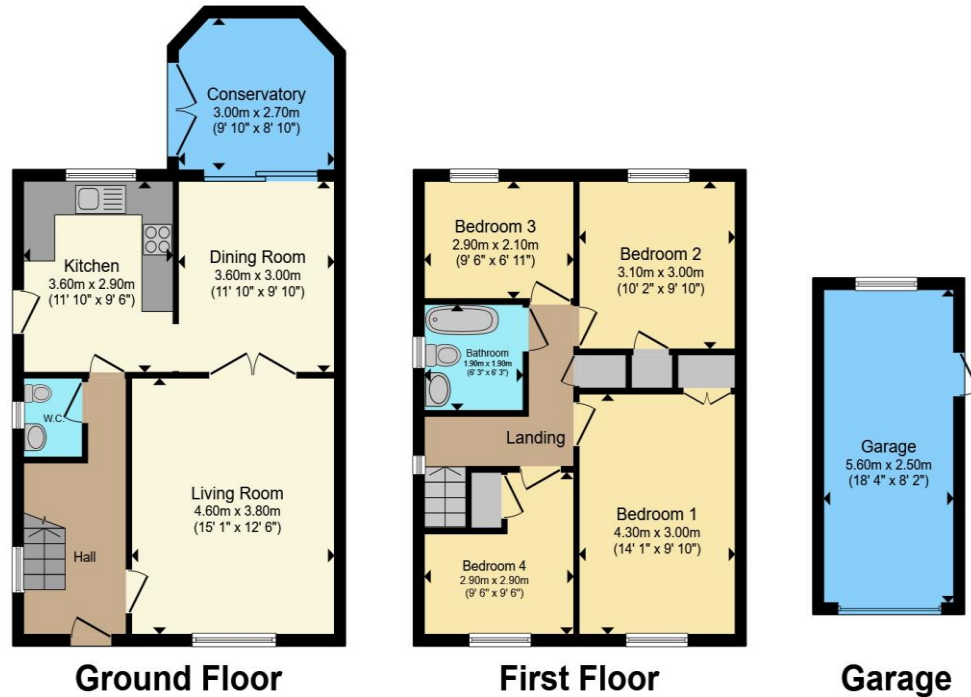
#### Bathroom

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

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## Floorplan



Total floor area 119.1 m<sup>2</sup> (1,282 sq.ft.) approx

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