Pentwyn Cottage,
Bridgend, CF35 5HU

Watts & Morgan

Pentwyn Cottage,

Pencoed, Bridgend CF35 5HU

£850,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A wonderful four-bedroom detached property set on generous grounds of just under 2 acres, positioned in a private yet easily accessible location within the village of Pencoed. The property is conveniently situated close to Junction 35 of the M4 and Pencoed train station, with a range of village shops and schools nearby. Offering huge potential, the accommodation briefly comprises: entrance hall, lounge, sitting room, dining room, kitchen/breakfast room, utility, WC, study and a studio complete with sauna. To the first floor, there is a spacious landing with a sitting area, a principal bedroom with en-suite shower room, three further well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a substantial plot of just under two acres, featuring a private driveway with ample off-road parking, a double garage, three versatile barns and beautifully landscaped grounds with various seating areas.

Directions

* Bridgend Town Centre - 5.8 Miles * Cardiff City Centre - 18.5 Miles * J35 of the M4 Motorway - 2.2 Miles * Pencoed train station - 1.6 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

Entered into the main hallway, the property offers carpeted flooring, a built-in storage cupboard and access to all ground-floor rooms. The living room, positioned at the front of the home, is a generous family space featuring a central stone fireplace, carpeted flooring and double doors opening into a bright sunroom. The sunroom enjoys tiled flooring and windows overlooking the front grounds, creating a peaceful additional seating area. The sitting room provides a second spacious reception room with carpeted flooring and rear-facing windows. The dining room enjoys front-facing windows, carpeted flooring and a staircase rising to the first-floor landing. A charming inglenook stone fireplace with a gas fire set on a slate hearth forms a striking focal point, and there is ample space for a family dining table. The kitchen/breakfast room is fitted with a range of coordinating wall and base units, complementary work surfaces and tiled splashbacks. Additional features include tiled flooring, windows to the front and side, a built-in breakfast bar with space for stools, exposed ceiling beams and a generous pantry cupboard. Integrated appliances include a 4-ring gas hob with oven, grill and extractor fan, under-counter fridge and dishwasher. The utility room provides further base units, work surfaces and space/plumbing for appliances, and leads into the ground-floor cloakroom, fitted with a WC and wash-hand basin. The ground floor also benefits from a fantastic office space with its own door and window to the front, offering direct external access. An inner hallway provides a further door to the rear and access to the garage, along with a superb home gym/studio featuring a bespoke built-in sauna.

The first-floor landing is a generous space, featuring carpeted flooring, rear-facing windows and access to all rooms. The landing also offers a useful seating area, built-in storage and a cloakroom fitted with a WC and wash-hand basin. The landing offers windows to both the front and rear aspects. Bedroom One is a spacious double bedroom with built-in wardrobes, carpeted flooring and front-facing windows. It leads into an en-suite shower room fitted with a double walk-in shower, WC and wash-hand basin, with tiled walls and a side-facing window. Bedroom Two is another generous double bedroom with carpeted flooring and a rear-facing window. Bedroom Three is a further double bedroom featuring built-in wardrobes, carpeted flooring and front-facing windows. Bedroom Four is also a double bedroom, complete with carpeted flooring and front-facing windows. The family bathroom is fitted with a three-piece suite comprising a panelled bath, WC and wash-hand basin, and benefits from a rear-facing window.

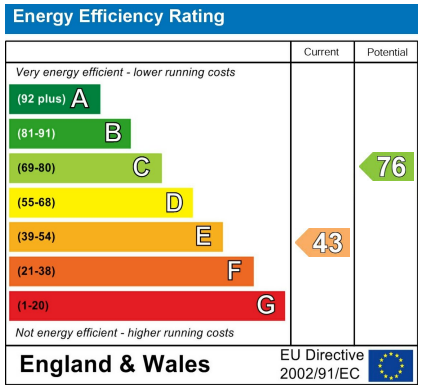
GARDENS AND GROUNDS

Pentwyn Cottage occupies a generous plot of just under two acres, offering exceptional outdoor space and a wonderful sense of privacy. A spacious driveway provides off-road parking for numerous vehicles and leads to a substantial double garage with an adjoining workshop. The grounds are predominantly laid to lawn, complemented by a large paved patio area ideal for outdoor furniture and entertaining. Additional features include a greenhouse, summerhouse and storage shed. A further summerhouse with a decked seating area provides an inviting spot to relax, with space available for a wood-fired hot tub. The plot also includes an enclosed paddock, complete with three versatile barns and its own separate access, making it ideal for a range of uses such as small-scale livestock, storage or hobby pursuits.

ADDITIONAL INFORMATION

Freehold. All mains services connected. LPG gas. Cesspit drainage. EPC Rating; ‘E’.
Council Tax is Band "H".
Security alarm system fitted.

Total area: approx. 321.8 sq. metres (3464.0 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.