

Ty Nicholas Pentre Howell, Pencoed - CF35 6RG

Bridgend

£475,000

Ty Nicholas Pentre Howell

Pencoed, Bridgend

Welcome to this stunning modern five-bedroom detached house located in the desirable area of Pencoed, a spacious family home boasting a thoughtful and versatile layout. Perfectly positioned with no onward chain, this property offers an exceptional opportunity to move straight into a contemporary residence designed for comfortable family living and entertaining.

The ground floor greets you with two generously sized reception rooms, providing flexible living spaces that can be tailored to your lifestyle — whether you require a formal lounge, a family room, or a dedicated study area. The heart of the home is the stylish modern kitchen/dining room, fitted with high-quality fixtures and ample space for family meals and social gatherings. Just off the hallway, a convenient downstairs w.c. adds to the practicality of this well-planned home.

Accommodation on the first and second floors is equally impressive, featuring five good-sized bedrooms that cater perfectly to large families or guests. Two of these bedrooms come complete with en-suite bathrooms, ensuring privacy and convenience for the household's main occupants. There is also a well-appointed family bathroom providing a relaxing space with all modern amenities, designed to meet the needs of both adults and children alike.

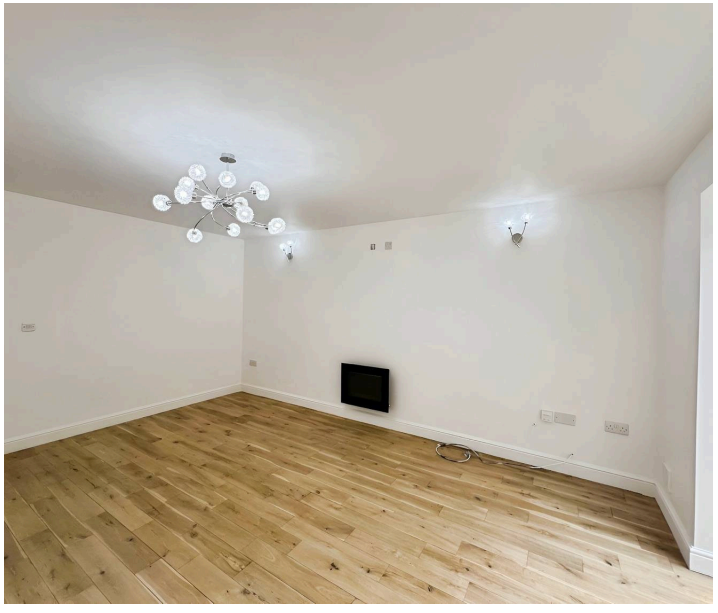












- Modern five bedroom detached house
- Modern kitchen/dining room
- Driveway parking and detached large single garage
- Part Exchange considered
- Two separate living rooms
- No onward chain / EPC- C / Council tax - F

Outside, the property benefits from driveway parking, accommodating multiple vehicles and leading to a detached large single garage, ideal for secure parking or additional storage. The garage's size offers fantastic versatility, whether you need space for hobbies, a workshop, or extra storage. The generous plot surrounding the house provides opportunities to create your own outdoor oasis and enjoy serene moments in your private garden.

With an EPC rating of C, this home balances energy efficiency and comfort, helping to keep running costs reasonable, while the property falls within Council Tax band F, reflective of its size and the high standard of accommodation on offer. The combination of modern design and quality fittings throughout ensures a home that not only looks superb but functions beautifully for day-to-day living.

Situated in a sought-after location in Pencoed, this residence benefits from excellent access to local amenities, schools, and transport links, ensuring convenience at your doorstep. Whether you are a growing family looking for ample living space or professionals desiring a stylish and practical home with plenty of room to accommodate work and leisure, this property ticks all the boxes.

This exceptional detached house presents a rare opportunity to secure a premium home with no onward chain, making your move straightforward and stress-free. Viewing is highly recommended to fully appreciate the generous living spaces, modern features, and excellent location. Don't miss out on making this beautiful house your next family home.

Entrance
Via white PVCu part glazed front door leading into the entrance hall.

Entrance Hall
Skimmed ceiling, emulsioned walls, radiator, wooden flooring, stairs leading to the first floor and doors leading off.

Reception 1
3.63m x 4.69m (11' 11" x 15' 5") Skimmed ceiling, emulsioned walls, radiator, PVCu double glazed French doors leading out to the rear garden and wood flooring. Wall mounted gas fire.

Reception 2/Study
2.39m x 4.69m (7' 10" x 15' 5") Skimmed ceiling, emulsioned walls, PVCu double glazed windows to the front of the property, radiator and a continuation of the wooden flooring.

Open plan Kitchen/dining
7.27m x 2.54m (23' 10" x 8' 4") Skimmed ceiling with chrome inset spot lights to the kitchen area, two radiators and plinth heater, PVCu windows to the front of the property set within a box bay, solid oak flooring, PVCu double glazed window to the kitchen area and decorative tiling to the splash back areas. A range of wall and base units with complementary work surfaces, ceramic Belfast sink with hot and cold mixer tap, integrated dishwasher, fridge/freezer and built in oven with grill above, inset five ring induction hob with stainless steel extractor hood above and breakfast bar. Door through to the utility.

Utility
1.76m x 2.33m (5' 9" x 7' 8") Skimmed ceiling, extractor fan, light fitting, emulsioned walls, PVCu double glazed side window and PVCu part glazed door leading out to the rear garden, radiator and a continuation of the solid oak flooring. Base unit with under counter space for two kitchen appliances and inset stainless steel sink/drainer with mixer tap. Wall mounted Baxi combination boiler and door leading to the downstairs w.c.

Cloakroom
Skimmed ceiling, extractor fan, light fitting, electric consumer unit, PVCu frosted window to the side, emulsioned walls, radiator and solid oak flooring. Two piece suite comprising low level w.c. and wall mounted wash hand basin with chrome tap.

Landing
Via stairs with fitted carpet and wooden balustrade. Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front and fitted carpet. Doors leading off.

Family Bathroom
1.72m x 2.38m (5' 8" x 7' 10") Skimmed ceiling with chrome inset spot lights, part emulsioned/part tiled walls to the splash back areas, PVCu double glazed window to the side of the property, tiled flooring and radiator. Four piece suite comprising low level w.c. pedestal wash hand basin with chrome hot and cold mixer tap, bath with hot and cold centre mixer tap and handheld shower attachment and corner shower cubicle with chrome mains fed shower with rainfall shower head and glass sliding doors.

Bedroom 2
3.54m x 4.17m (11' 7" x 13' 8") Skimmed ceiling, emulsioned walls, PVCu window to the rear of the property, radiator and fitted carpet. Storage cupboard housing the water tank and door leading into the en suite.

En-suite 1
1.54m x 3.31m (5' 1" x 10' 10") Skimmed ceiling with chrome inset spot lights, ceramic wall tiles, frosted PVCu double glazed window to the side, radiator and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome tap and p shaped bath with chrome wall mounted electric shower and glass shower screen.

Bedroom 3
3.5m x 4.17m (11' 6" x 13' 8") Skimmed ceiling, emulsioned walls, PVCu double glazed window to the rear, radiator and fitted carpet.

Bedroom 4
2.59m x 2.98m (8' 6" x 9' 9") Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet.

Bedroom 5
2.59m x 2.98m (8' 6" x 9' 9") Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet.

Second floor landing
Via stairs with fitted carpet carpet. Skimmed ceiling, loft access, timber framed tilt and turn Velux window, emulsioned walls and fitted carpet.

Bedroom 1
7.38m x 5.35m (24' 3" x 17' 7") Measurements narrow to 3.04m. Skimmed ceiling with inset chrome spot lights, emulsioned walls, two radiators and fitted carpet. Two timber framed velux windows to the front, three timber framed velux windows to the rear and PVCu double glazed window to the side. Door leading to the en suite bathroom.

En-suite 2
2.47m x 2.59m (8' 1" x 8' 6") Skimmed ceiling with chrome inset spot lights, emulsioned walls, PVCu double glazed window to the side, radiator and tiled flooring. Three piece suite comprising low level w.c. freestanding bath with chrome hot and cold taps with chrome shower attachment and two vanity units with his and hers wash hand basins with chrome mixer taps set on wood work surface.





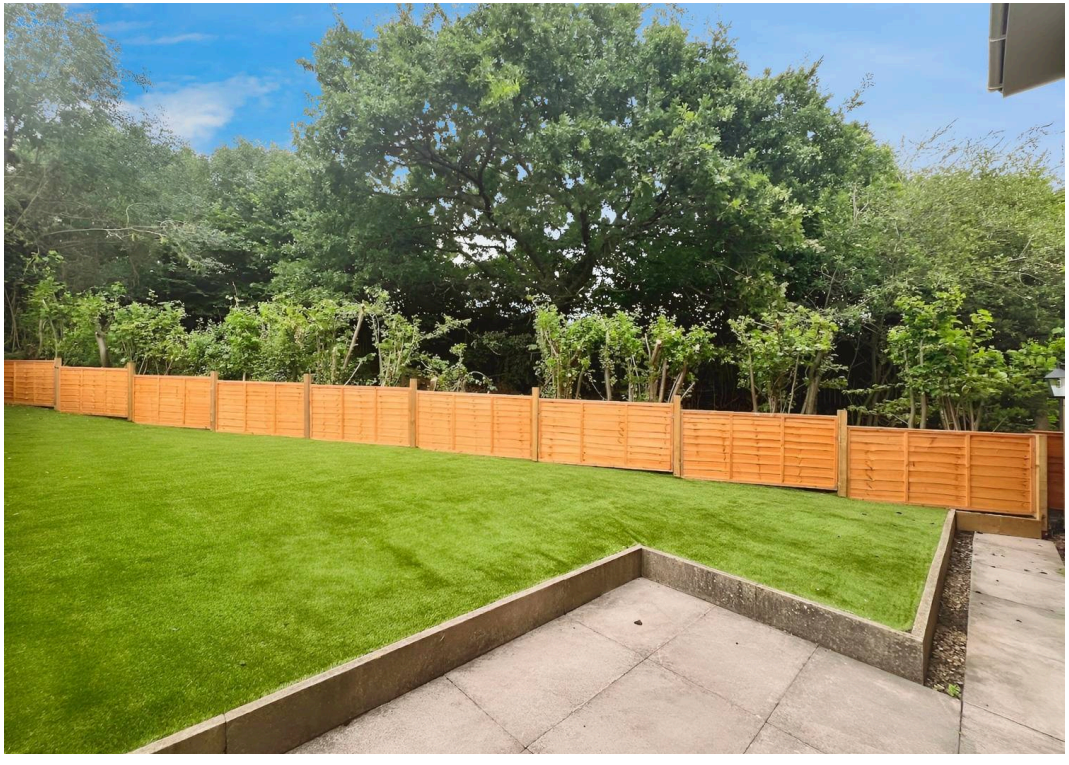






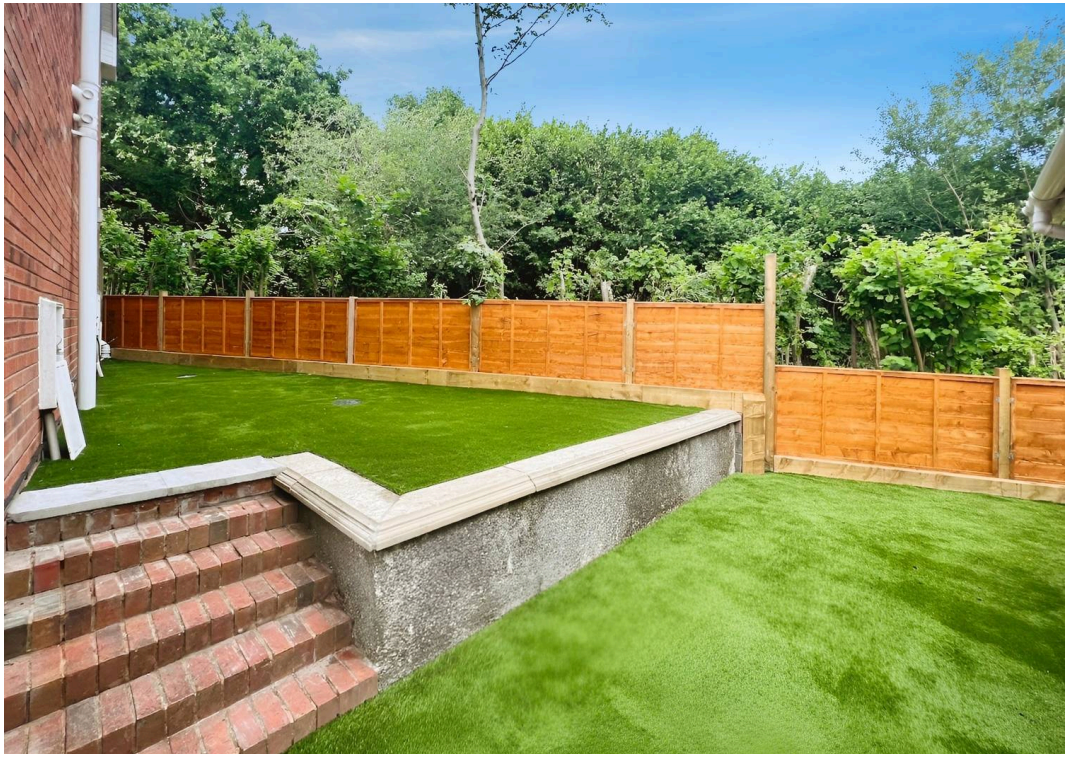


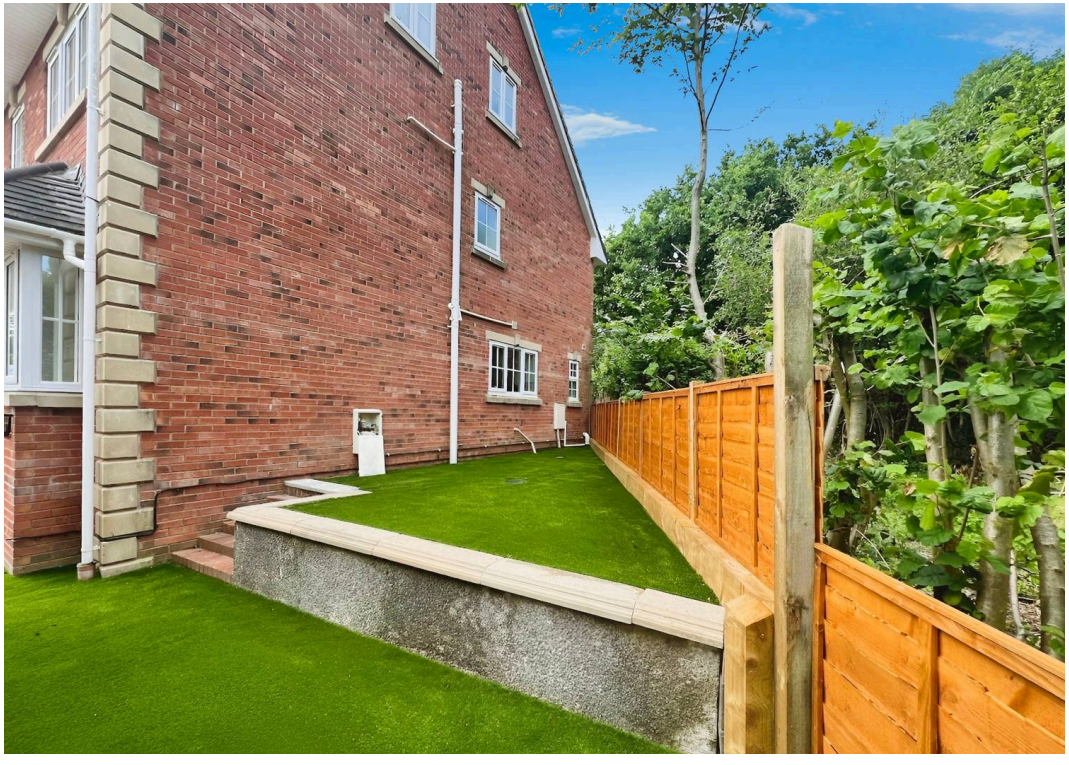






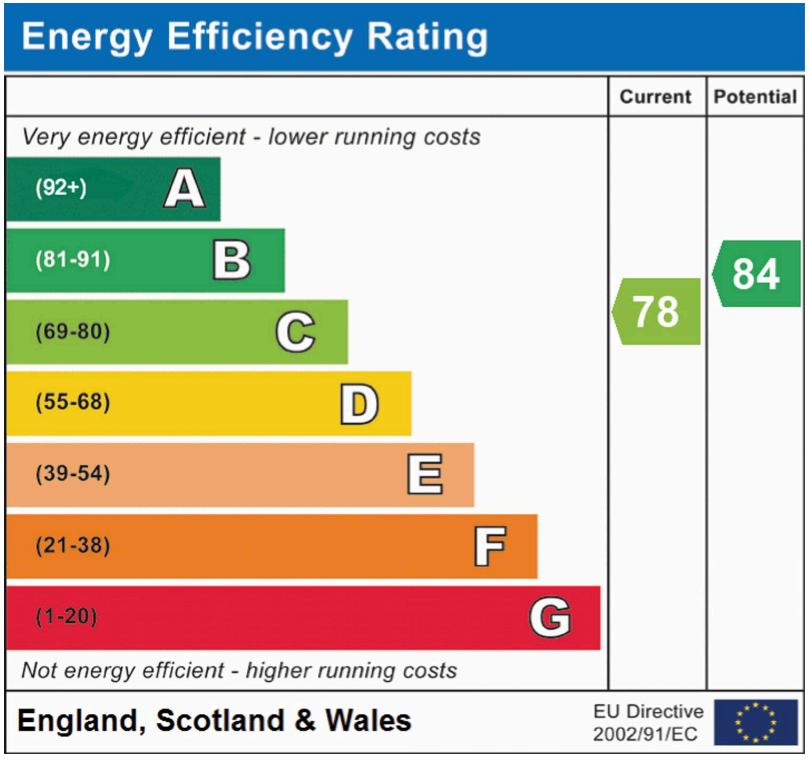











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
84
England, Scotland & Wales
EU Directive 2002/91/EC



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