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Pencoed, CF35 6RA

£475,000



Council Tax: F



Hendre Farm

Pencoed, CF35 6RA

£475,000



General

The property is found in the Hendre area of Pencoed which is a small town of around 12,000 population. Conveniently just off junction 35 of the M4 in South Wales, Pencoed is found in the County of Bridgend. Just a 20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: 2 Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, all within walking distance.

Porch

entered through wooden front door with glazed panel, with tiled flooring, skimmed / feature brick walls and skimmed ceilings with central lighting, radiator, door to lounge

Lounge

18'10" x 15'4" (5.74m x 4.67m)
with carpets to floor (original flagstone underneath), skimmed walls with feature stone wall and skimmed ceilings with exposed beams, central lighting, radiator, slate stone hearth with wood burning stove original stone fireplace, hard wood custom window to front, storage cupboard.

Dining

14'2" x 10'9" (4.32m x 3.28m)
with herringbone style laminate flooring, skimmed walls with wood panel feature wall and skimmed ceilings with central lighting, radiator, hardwood window to front window to front with wood sill, open fireplace with slate hearth.

Reception

10'7" x 9'11" (3.23m x 3.02m)
with herringbone style laminate flooring, skimmed walls and ceilings with central lighting, radiator, hardwood window to rear window to front with wood sill.

Kitchen / breakfast Room

21'7" x 10'5" (6.58m x 3.18m)
with tiled flooring, skimmed walls and smooth ceilings with flase beams and central lighting, radiator, selection of base and walls units in a farmhouse shaker style light grey with black handles and with real granite worktops and tiled splash back, integral appliances to include dishwasher, fridge freezer and wine chiller, porcelain belfast sink with mixer tap, window and wooden stable door to rear, separate breakfast area with bar for stools, upright radiator.

Garden Room

14'1" x 13'6" (4.29m x 4.11m)
with herringbone effect laminate flooring, skimmed walls with one feature entertainment wall with space for TV and inset electric fire, purpose built bar with real granite worktops, smooth ceilings with spot light fitting and two skylight windows, upright radiator, tri-folding doors to patio.

Utility & Cloakroom

Separate utility & wc with tiled flooring, skimmed walls and ceilings with central lighting, plumbing for washing machine and floor standing boiler, wc and hand wash basin built into vanity unit, towel radiator window to front.

Landing

with carpets, skimmed walls and ceilings with central lighting and two light tunnels, radiator, doors to:

Tel: 01656 856118

Master Bedroom

18'3" x 10'7" (5.56m x 3.23m)

with varnished floorboards, skimmed walls and ceilings with central lighting, hard wood window to front with wood sill, radiator, exposed brick chimney breast with tiled hearth, selection of built in wardrobes and cupboards finished off in sage colour, door to ensuite.

Ensuite

10'10" x 5'6" (3.30m x 1.68m)

with tiled flooring, skimmed walls and ceilings with central lighting, upright radiator, hard wood window with wood sill to rear, wc, wash basin set into vanity unit, shower cubicle with glass screen and thermostatic shower.

Bedroom 2

11'8" x 10'6" (3.56m x 3.20m)

with laminate flooring, skimmed walls with one feature exposed stone and skimmed ceilings with central lighting, hard wood window to front with oak lintel and wood sill.

Bedroom 3

12'5" x 8'7" (3.78m x 2.62m)

with laminate flooring, skimmed walls with one feature

exposed stone and skimmed ceilings with central lighting, hard wood window to front with oak lintel and wood sill, original cast iron fire with slate hearth and original stone fireplace.

Bedroom 4

10'00" x 9'7" (3.05m x 2.92m)

with laminate flooring, skimmed walls and ceilings with central lighting, window to rear with wood sill, radiator.

Bathroom

10'4" x 10'4" (3.15m x 3.15m)

with tiled flooring, skimmed walls and smooth ceilings with central lighting, 3 piece suite wc, sink built into vanity unit and free standing bath with free standing tap, separate shower cubicle with glass screen and thermostatic shower, upright radiator, hard wood window to rear with wood sill.

External

Patio area against back of house off the garden room, steps to front of house where the main garden is found. Generous plot which is mostly grass with block path to side with selection of mature trees and bushes offering privacy, countryside views from garden. Chipped driveway to rear of the house with space for multiple vehicles.



Road Map



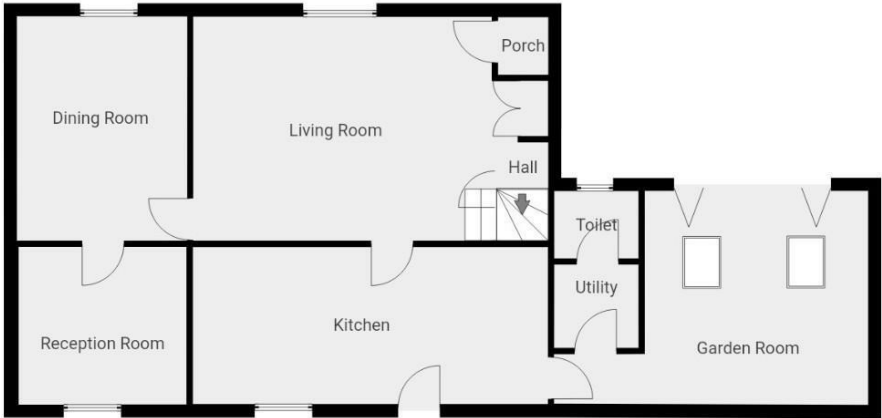
Hybrid Map



Terrain Map



Floor Plan

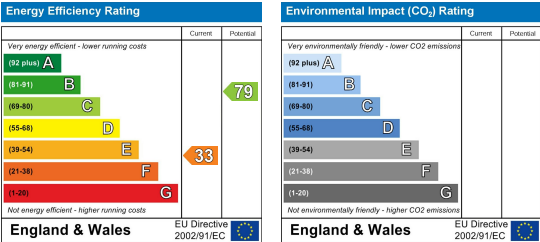


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.