



3, Waldsassen Road  
Bridgend, CF35 5LW

Watts  
& Morgan



# 3, Waldsassen Road

Pencoed, Bridgend CF35 5LW

**Guide Price £500,000 - £525,000**

5 Bedrooms | 3 Bathrooms | 5 Reception Rooms

**\*\* GUIDE PRICE £500,000 - £525,000 \*\***

This wonderful 5 bedroom detached family home has been extensively extended and modernised to offer larger than average highly adaptable living accommodation. Situated on a popular modern development in the village of Pencoed situated conveniently just a few minutes drive from J35 of the M4 motorway and within walking distance Pencoed train station. The village of Pencoed offers multiple local restaurants, shops and schools and just a short drive from both Bridgend and Cardiff. This spacious accommodation comprises; entrance hall, study, dining room, WC, kitchen/ breakfast room, utility ,sun room, lounge and bar area. First floor; main bedroom with dressing room, second bedroom with en-suite shower room two further bedrooms, a family bathroom and a study. second floor double bedroom. Externally offering private driveway with off road parking for numerous vehicles, double garage and an enclosed rear garden.

## Directions

\* Bridgend - 5.7 Miles \* Cardiff - 18.2 Miles \* J35 of the M4 -0.5 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door into the spacious hallway with laminate flooring and a carpeted staircase rises to the first floor. The hallway benefits from bespoke built in under stairs storage and all doors lead off to the ground floor rooms. The ground floor cloakroom has partially tiled walls and has been fitted with a WC and a wash hand basin set within a vanity unit. The office is a versatile reception room to the front of the property with carpeted flooring and a bay window with built-in seating. Double doors open off the hallway into the dining room with carpeted flooring and a bay window to the front. The kitchen/ breakfast room has been fitted with a range of coordinating high gloss wall and base units with concrete effect worksurfaces over with coordinating splash backs, with led under cupboard lighting and a separate central island with space for high stools. Integrated appliances to remain included two electric oven/ grills, a 5-ring gas hob with extractor hood over and stainless-steel splash back, dishwasher and wine cooler. There is tiled flooring, recessed spot lighting, windows overlooking the rear garden and space for a seating area. The utility has been fitted with coordinating wall and base units, built in storage and space and plumbing for white goods. The main living room is a generous reception area with carpeted flooring, double doors into the sunroom and a window to the rear garden. The living room features a wood burner stove set on a slate hearth. The sunroom is a great addition with tiled flooring with underfloor heating and a wood-burning stove set in a stone recess. The sunroom has a large lantern ceiling and aluminum bi-folding doors opening out to the rear garden and further set of patio doors to the side. The purpose-built bar is accessed off the sunroom, with tiled flooring and spotlighting. The built-in bar has rear shelving a window to the side and an additional storeroom.

The first-floor landing has carpeted flooring, two built-in-storage cupboards and access to the loft hatch. Bedroom one is a generous main bedroom with a walk-through dressing room with fitted wardrobes, bedroom one has carpeted flooring and double doors opening to a Juliet balcony. The shower room adjacent to bedroom one has been fitted with a modern 3-piece suite comprising of a double shower enclosure with glass door, WC and a wash hand basin. With tiling the floor and walls, ladder radiator and a window to the side. Bedroom two benefits from carpeted flooring, built in storage and a window to the front. The en-suite shower room has been fitted with a 3-piece suite comprising of a double shower enclosure, WC and a wash hand basin with tiling to the walls and a window to the front. Bedroom three is a spacious double bedroom with carpeted flooring, built in storage and a window to the front. The fourth double bedroom has carpeted flooring and a window to the rear. The study has built in storage windows to the rear and a staircase leading up to a second level to the fifth double bedroom. The family bathroom has been fitted with a luxurious 4-piece suite comprising of a spa jacuzzi bathtub with a freehand shower head and built in television, separate shower enclosure with a thermostatic waterfall shower and glass screen, WC and a wash hand basin. The bathroom has tiled flooring with underfloor heating, tiling to the walls, recessed spot lighting and a window to the rear.

### GARDENS AND GROUNDS

Approached off Waldsassen road No.3 benefits from a generous corner position with a spacious driveway to the front with off road parking for numerous vehicles, leading down to the double garage with manual up and over doors. The garages offer power and lighting and have been split to allow for bar at rear. The rear garden has a patio area leading to a raised decked area perfect for outdoor furniture, the remainder is laid to lawn. The garden benefits from a private aspect with woodland behind.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "C". Council Tax band "D". Underfloor heating to the sun room.





Total area: approx. 305.1 sq. metres (3284.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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.



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