



5, Beechwood Grove  
Bridgend, CF35 6SU

Watts  
& Morgan



# 5, Beechwood Grove

Pencoed, Bridgend CF35 6SU

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**£550,000 Freehold**

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully renovated 4/5 bedroom detached property situated in a sought after location in the village of Pencoed. The property is located within walking distance of local transport links, shops, amenities and schools and offering great access to Bridgend Town Centre and via Junction 35 of the M4. The property has recently undergone extensive renovations by the current owner to offer highly adaptable living accommodation with wonderful open plan living space. Accommodation comprises of entrance hall, lounge, open plan kitchen/dining/ family room, utility/study, ground floor bedroom/sitting room and WC. First floor landing, bedroom one with dressing area and ensuite shower room, three further double bedrooms and a 4-piece bathroom. Externally offering a private drive to the front with off-road parking for up to 5 vehicles, single garage and a landscaped rear garden. EPC Rating "C"

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## Directions

\* Bridgend Town Centre - 5.8 Miles \* Cardiff City Centre - 18.5 Miles \* J35 of the M4 Motorway - 2.2 Miles \* Pencoed train station - 0.6 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with oak flooring, carpeted staircase leads up to the first floor and all doors lead off. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled flooring and window to the front. The sitting room is a versatile spacious reception room or potential ground floor double room with laminate flooring and bay windows overlooking the front.

The living room opens into the open plan kitchen/dining/family room with herringbone flooring and two windows to the side. To the rear is a superb open plan kitchen/dining/family room which has been recently renovated to create wonderful open plan living space perfect for entertaining with herringbone flooring throughout, recessed spotlighting, aluminium bi-folding doors opening out to the landscaped garden and a two lantern skylights. There is a floor to ceiling picture window overlooking the rear garden and there is ample space for both lounge and dining furniture. The kitchen has been fitted with a range of contemporary coordinating wall and base units with complementary quartz surfaces over with coordinating splashbacks and a central island. The island has space for high stools and integrated appliances include integrated fridge freezer, 'Bosch' oven and micro-oven, 4-ring induction hob with downward draft and an integrated dishwasher. There is a door leading into the utility. The utility is fitted with coordinating wall and base units with complementary work surfaces over with continuation of the herringbone flooring, a built-in desk area idea for a home office with a door leading into the integral garage.

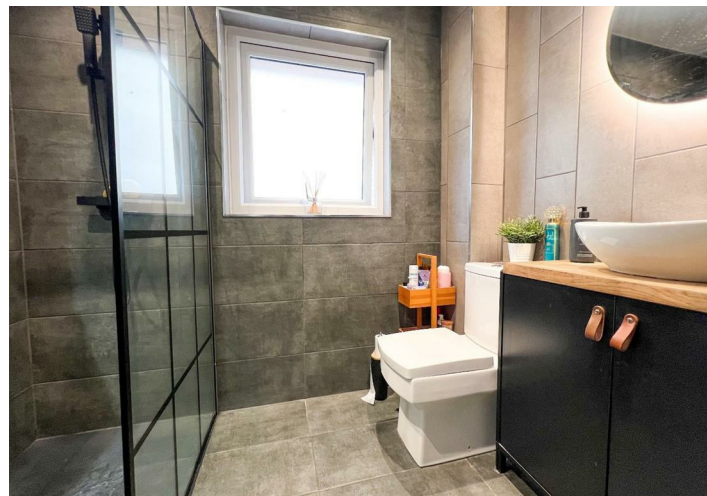
The first floor landing offers carpeted flooring, access to the loft hatch and all doors lead off. Bedroom one is a generous main bedroom with carpeted flooring, two sets of windows overlooking the front, built-in wardrobes and a dressing area leading into an ensuite shower room. The ensuite is fitted with a 3-piece modern suite comprising of a walk-in shower enclosure, WC and wash-hand basin set within a vanity unit with fully tiled walls and flooring and window to the side and an LED light mirror. Bedroom two is a generous second bedroom with carpeted flooring and windows to the rear. The third double bedroom benefits from fitted wardrobes with mirror sliding doors, carpeted flooring and windows to the front. Bedroom four is a fourth double bedroom with carpeted flooring and windows to the rear. The family bathroom has been fitted with a 4-piece suite comprising of a bath with freehand shower head, corner shower cubicle, WC and wash-hand with tiling to the walls and floor and window to the rear.

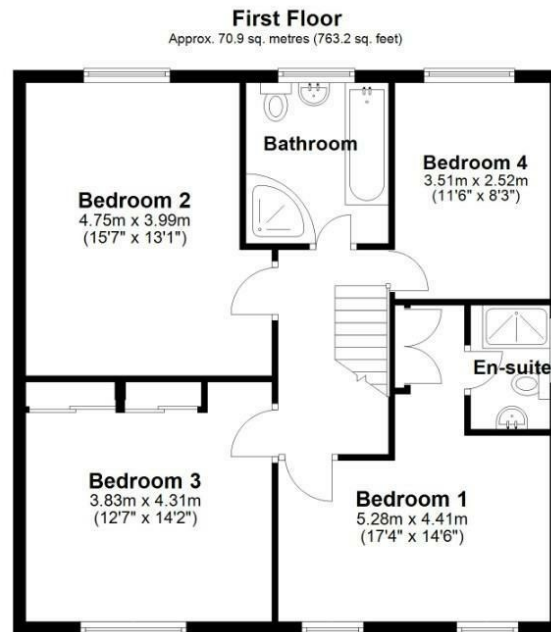
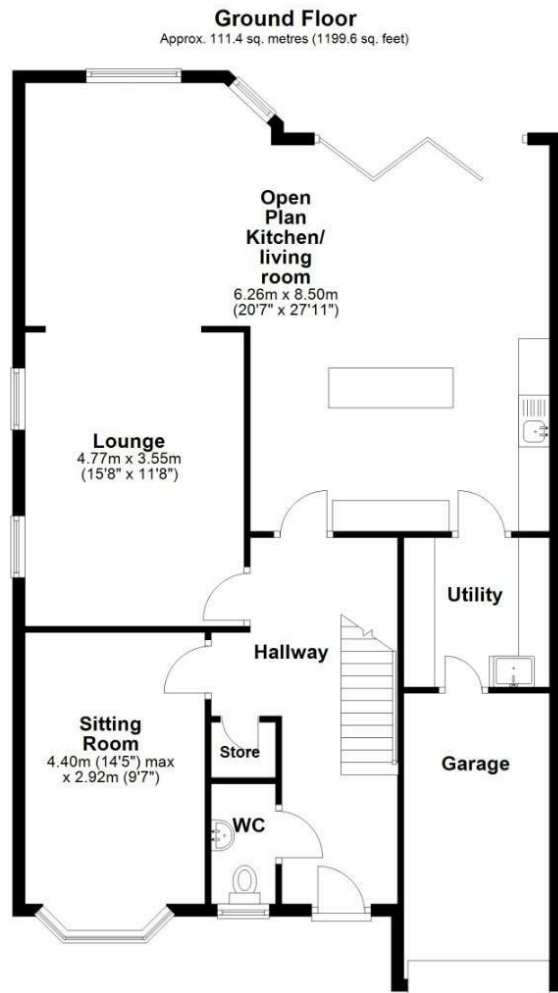
### GARDENS AND GROUNDS

Approached off Beechwood Grove No.5 benefits from a paved driveway to the front with off-road parking for up to 5 vehicles. To the rear is a beautiful landscaped garden with a spacious patio area perfect for outdoor furniture. There is outdoor power sockets and lighting and steps lead down to a section landscaped with artificial grass. There is access around to the front.

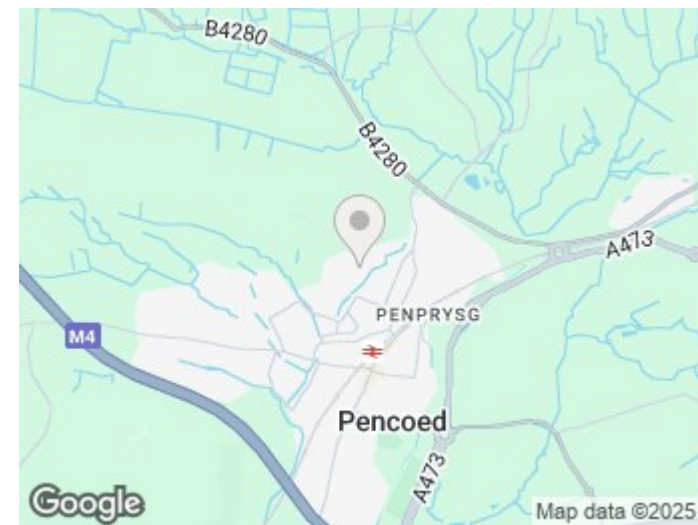
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "F".

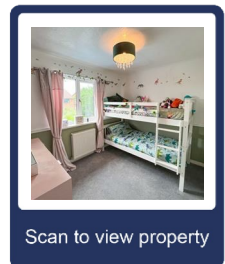




Total area: approx. 182.4 sq. metres (1962.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(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	



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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