
Graigwen, 12, Pentwyn Road
Bridgend, CF35 6SB
Watts
&Morgan



Graigwen, 12, Pentwyn Road

Pencoed, Bridgend CF35 6SB

£299,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A generous and individually built three-bedroom detached property offered to the market with no onward chain. Positioned in the village of Pencoed, the home is ideally located just a short walk from local amenities including shops, schools and transport links, while also providing excellent access to Junction 35 of the M4 and Bridgend Town Centre. The spacious accommodation includes a porch, entrance hallway, lounge/dining room, kitchen/breakfast room, utility room, a ground-floor shower room and an additional WC. The first floor offers a bright landing area, three well-proportioned bedrooms, a family bathroom and access to a useful loft storage room. Externally, the property benefits from a generous driveway providing off-road parking for numerous vehicles, an extended garage/workshop and a sun terrace, creating an attractive and practical outdoor space. The property is being sold with no onward chain, offering a straightforward and appealing purchase opportunity.

Directions

Bridgend Town Centre- 4.0 Miles Cardiff City Centre- 22.1 Miles J35 (M4 Motorway) – 2.1 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into an entrance porch with tiled flooring, with a courtesy door leading into the main hallway. The hallway features herringbone-style Karndean flooring, a side-facing window, a carpeted staircase rising to the first floor and access to all ground-floor rooms. The main living room is a spacious reception space with carpeted flooring, a front-facing window and a central gas fireplace. The ground-floor shower room is fitted with a walk-in shower with glass screen, WC and wash-hand basin, complemented by a towel radiator, fully tiled walls and flooring and a front-facing window. The kitchen/breakfast room is fitted with a coordinating range of wall and base units topped with complementary quartz work surfaces. It includes tiled flooring, matching splashbacks, a side-facing window and ample space for a breakfast table. Integrated appliances comprise a 4-ring induction hob, oven, grill and under-counter fridge and freezer. The utility room provides additional wall and base units with work surfaces, houses the gas boiler and offers space and plumbing for multiple appliances. A uPVC door opens to the side of the property, with further access into the garage and the ground-floor WC. The WC includes a side-facing window and tiled walls and flooring.

The first-floor landing features carpeted flooring, a side-facing window and access to the loft hatch. A door leads into a generous storage room with eaves space above the garage. Bedroom One is a well-proportioned double bedroom with built-in wardrobes and storage, carpeted flooring and a front-facing window. Bedroom Two is another double room with carpeted flooring, built-in storage and a front-facing window. Bedroom Three is a good-sized third bedroom with carpeted flooring and a rear-facing window. The family bathroom is fitted with a three-piece suite comprising a bathtub with overhead shower, WC and wash-hand basin. The room features a ladder radiator, tiled walls and flooring and a rear-facing window.

GARDENS AND GROUNDS

Approached off Pentwyn Road, Graigwen enjoys a spacious tarmac driveway that wraps around the property, providing off-road parking for numerous vehicles. A paved pathway continues around the home, leading to the extended garage/workshop, which is equipped with power, lighting, an electric up-and-over door and internal access into the property. Steps rise to a raised sun terrace laid to patio, offering an ideal space for outdoor furniture and taking in the wonderful elevated views over Pencoed and beyond.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating “D”. Council Tax Band “E”.

AML

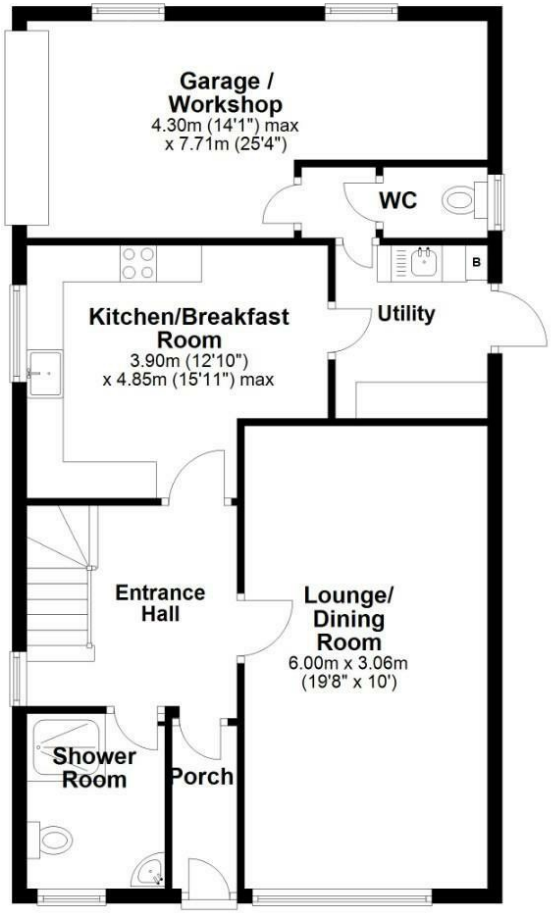
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

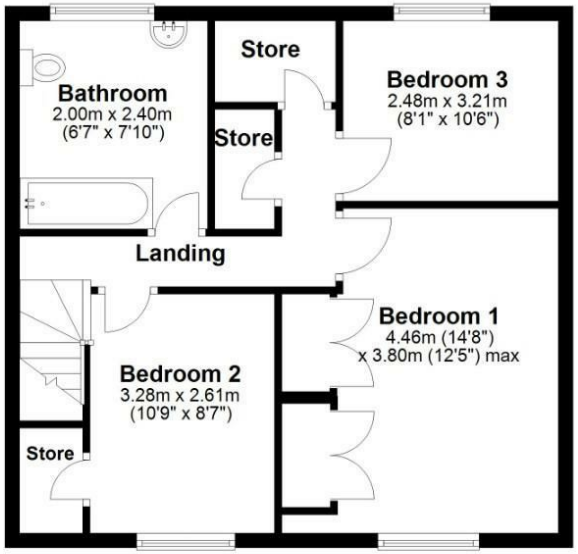
Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



First Floor

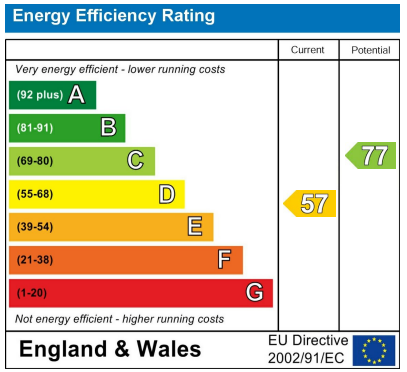
Approx. 52.0 sq. metres (560.1 sq. feet)

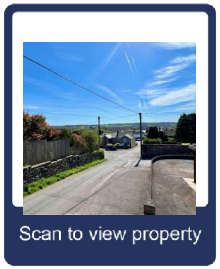


Total area: approx. 116.9 sq. metres (1257.9 sq. feet)









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