



5, Chapel Row
Pencoed, CF35 6NN

Watts
& Morgan



5, Chapel Row

Rhiwceiliog, Pencoed CF35 6NN

£449,950 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A unique opportunity to acquire this 3/4-bedroom semi-detached small holding enjoying just under 1 acre of grounds surrounded by woodland. Located in the desirable rural location of Rhiwceiliog a small hamlet just North of the village of Pencoed. Situated just a short drive away from local shops, schools and amenities. Offering convenient access to J35 of the M4 Motorway and Pencoed train station. This well-presented accommodation comprises; entrance hall, lounge, dining room / sitting room, kitchen. First floor main bedroom with fitted wardrobes, two further bedrooms, 4-piece family bathroom, separate WC (previously 4th bedroom). Externally this property offers just under 1 acre of grounds including a private driveway, well maintained side garden, enclosed section, chicken coop, allotments, kennels and an outdoor cabin/office. EPC Rating "E".

Directions

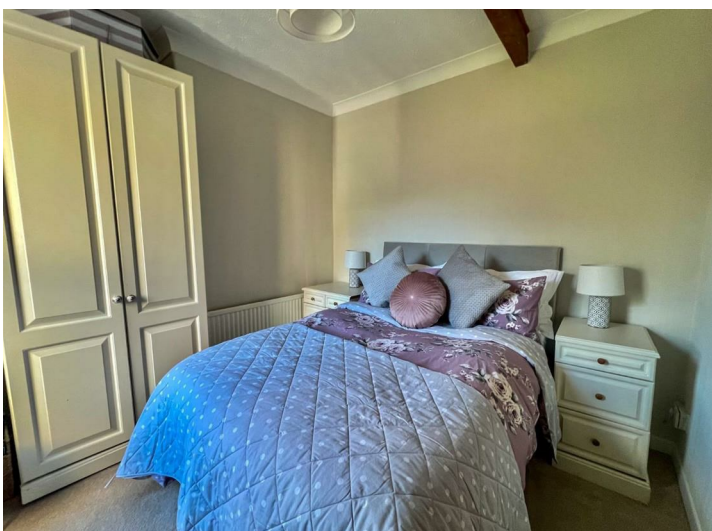
* Bridgend Town Centre - 7.7 Miles * Cardiff City Centre - 20.5 Miles * J35 of the M4 Motorway- 4.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ACCOMODATION SUMMARY

Entered through a composite front door into the welcoming hallway offering tiled flooring, carpeted staircase to the first floor and an understairs storage cupboard. The main living room is a generous sized reception room offering ample space for both lounge and dining furniture. Benefiting from continuation of the tiled flooring, an open fireplace set on a hearth with an oak mantle and sash windows to the front. There is a further set of sash windows to the rear.

The dining room / sitting room offers tiled flooring and a fitted wood burning stove set on a slate hearth with an oak mantle. The dining room has been fitted with oak work surfaces creating a breakfast table with space for high stools, with brick tiled walls and wall units fitted. There is a window to the side elevation.

The kitchen has been recently fitted with a range of shaker style wall and base units with complementary solid oak work surfaces over. There is tiled splashbacks, tiled flooring and recessed spot lighting. Integral appliances to remain include Belfast ceramic sink, oven, grill, 4 -ring induction hob with stainless steel extractor hood over and dishwasher. There is space for a freestanding washing machine and space for a freestanding fridge freezer. The kitchen benefits from two sets of windows overlooking the rear and a stable style door leading out to the side.

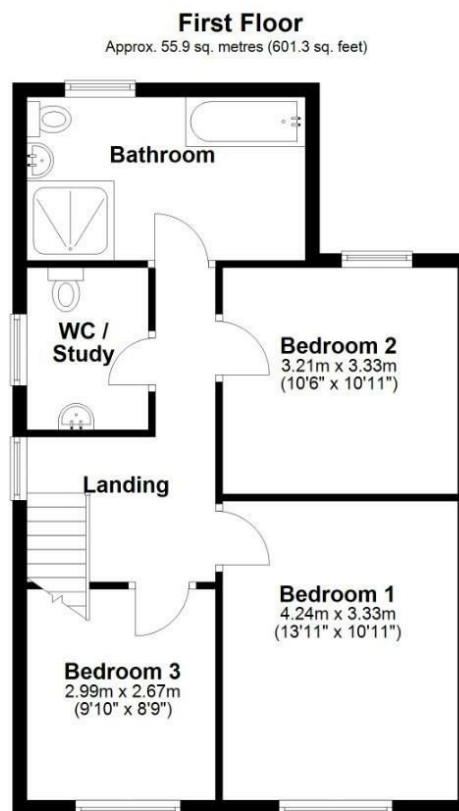
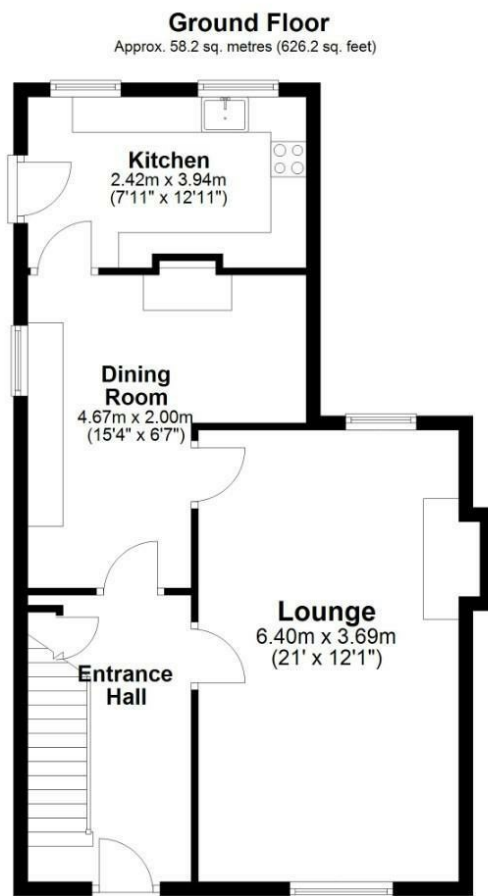
The first-floor landing offers fitted carpets and a window to the side. Bedroom one is generous bedroom with exposed wood flooring, two sets of built in wardrobes and sash windows with scenic views to the front. Bedroom two is a further double bedroom with fitted carpets and a sash window to the rear. Bedroom three is a comfortable single bedroom with sash window to the front. The WC previously a fourth bedroom/ study offers tiled walls and flooring and window to the side. Fitted with a WC and a wash hand basin. The family bathroom offers nonslip flooring, tiled walls, spotlighting, a chrome towel radiator and a window to the rear. The bathroom has been fitted with a 4-piece suite comprising of wet room style shower with glass screen, bathtub, wash hand basin and WC.

GROUND AND OUTBUILDINGS

The property sits on a superb versatile plot stretching just under an acre of well-maintained grounds. No.5 owns the gravel drive to the approach and a further gated paved off road driveway is provided with space for numerous vehicles. There is a generous lawned enclosed garden to the side, a rear patio section with bespoke built kennels. The block-built cabin (7.21m x 3.25m) to the side of the property is clad with timber and offers tiled flooring, wood burning stove, windows to the front and side, French doors and a further store. This impressive plot further consists of an enclosed section, chicken coop with natural pond and an allotment area.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "E" Council Tax band "D"

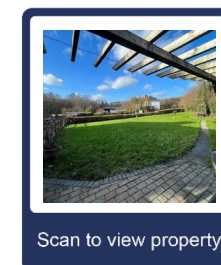


Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) 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		
	43	78
England & Wales		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.



Bridgend	Cowbridge	Penarth	London
T 01656 644 288	T 01446 773 500	T 029 2071 2266	T 020 7467 5330
E bridgend@wattsandmorgan.co.uk	E cowbridge@wattsandmorgan.co.uk	E penarth@wattsandmorgan.co.uk	E london@wattsandmorgan.co.uk

Follow us on

f i t

**Watts
& Morgan**