

# 20, Hendre Road

Bridgend, CF35 6TA

Watts & Morgan



# 20, Hendre Road

Pencoed, Bridgend CF35 6TA

## £185,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious three-bedroom mid-terraced property located in the heart of Pencoed, ideally positioned just a short walk from the train station and within easy reach of local shops, schools and amenities. The property also offers excellent access to Junction 35 of the M4 and Bridgend Town Centre, making it a convenient choice for commuters and families alike. The accommodation comprises an entrance hall, a generous open-plan living room/sitting room, a kitchen/dining room, a ground-floor bathroom and a separate WC. The first-floor landing leads to three well-proportioned bedrooms. Externally, the property benefits from on-road parking to the front, off-road parking to the rear, a garage and a landscaped rear garden, providing a practical and attractive outdoor space.







### Directions


**Your local office:** Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk







# Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door, the property opens into an entrance hallway with laminate flooring and a staircase rising to the first floor. The open-plan living room/sitting room is a generous reception space with laminate flooring, a front-facing window and ample room for freestanding furniture with a fireplace with a hearth and surround and a built in store. This leads seamlessly into the kitchen/dining room, which is fitted with a range of coordinating wall and base units with complementary work surfaces. The kitchen includes a dual-bowl stainless-steel sink, a rear-facing window, space for freestanding appliances and ample room for a dining table. Laminate flooring continues throughout. From the kitchen, an outer hallway provides access to the rear garden and leads to the ground-floor bathroom. The bathroom is fitted with a two-piece suite comprising a bathtub with free-hand overhead shower and a separate shower enclosure, with tiled walls and a side-facing window. A separate WC includes a wash-hand basin and WC with tiling to the wall and a side facing window.

The first-floor landing features carpeted flooring and access to the loft hatch. Bedroom One is a spacious double room with carpeted flooring and two front-facing windows. Bedroom Two is another double bedroom with carpeted flooring, a built-in storage cupboard and a rear-facing window. Bedroom Three is a well-proportioned third bedroom with carpeted flooring and a rear-facing window.

GARDENS AND GROUNDS

Approached from Hendre Road, No.?20 offers convenient on-road parking to the front. To the rear, the property benefits from additional access with off-road parking for one vehicle positioned directly in front of the garage, allowing easy entry through to the rear garden. The garden itself is designed in a charming courtyard style, laid to patio and ideal for outdoor furniture, with the added advantage of an outdoor store/utility area

ADDITIONAL INFORMATION

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

AML

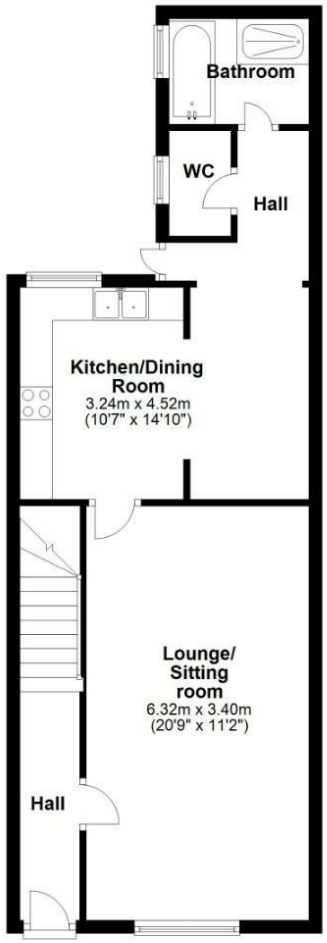
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of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

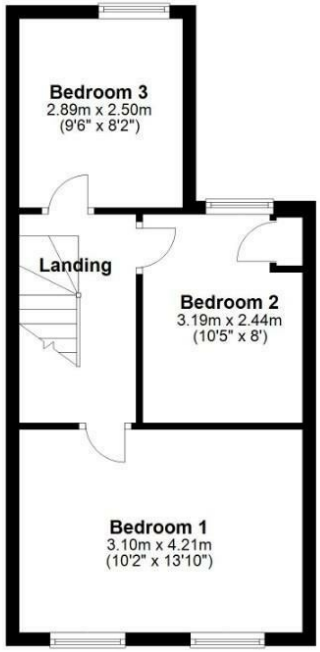
## Ground Floor

Approx. 51.4 sq. metres (552.8 sq. feet)




## First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)

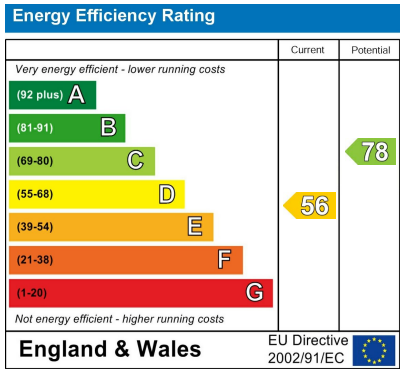


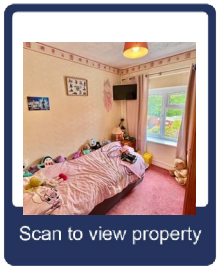

Total area: approx. 86.1 sq. metres (926.7 sq. feet)










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.




**Bridgend**
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

**Cowbridge**
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

**Penarth**
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

**London**
T 020 7467 5330
E london@wattsandmorgan.co.uk


Follow us on

Watts &Morgan