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Trosnant Coychurch

Road

Pencoed,

Bridgend,

CF35 5LP

Trosnant Coychurch Road

Asking price **£380,000**

Selling with no onward chain, situated in a private setting with spectacular green outlook across farmland and beyond is this charming three bedroom extended semi-detached property within close proximity to local school shops, amenities and junction 35 of the M4.

Picturesque views across farmland and beyond

Kitchen with extended sun room to rear

Mature private rear garden

Ample off-road parking

Garage

Three bedrooms and two bathrooms

Generous sized reception rooms with stunning green outlook

Charming character property

No chain

Viewings highly recommended to appreciate the offer in hand





Coming to market for the first time in 34 years, situated on a quiet, no through road, within close proximity of junction 35 of the M4 and close to local school, shops and amenities is this charming and well-presented three bedroom semi-detached property with off-road parking, private garden and beautiful views across farmland to the front.

The property is entered via partially glazed door into an entrance porch laid to tiled flooring with a double glazed window, useful storage area and wooden door through to the inner hallway. From the inner hallway there is a staircase rising to the first floor landing and doorways to the lounge, dining room, bathroom and kitchen.

The lounge is an impressive size room with lots of character, laid to wooden flooring, picture rail feature, feature fireplace and large double glazed bay window allowing natural light to pour into the space and stunning views out across the farm land and green outlook. The dining room is another good size room laid to wooden flooring with feature fireplace, feature picture rail and a large double glazed window to the front sharing the same views as the lounge. The bathroom has been fitted with a three-piece suite comprising; a low level WC, vanity wash hand basin and bath. There is a window to the rear.

The kitchen has been fitted with a matching range of base and eyelevel units with squared rolltop space over and consists of a stainless steel sink with Swanneck mixer tap, built-in oven with four ring burner gas hobs, integral fridge, splashback tiles as well as features an oil fuelled Rayburn. The kitchen is laid to tiled flooring with plenty of dining space and wooden doors opening through to the sunroom. The sunroom is a good size room, laid to laminate flooring, fitted with matching base units with workspace over, plenty of furniture opportunity, three skylights and a double glazed UPVC window and door capturing an impressive amount of light into the room.

An inner hallway which is currently being used as a cloakroom with wooden door leads through to the utility room. The utility room is a generous sized space which can be used for multiple purposes, laid to tiled flooring, fitted with a workspace, space for appliance, storage space and a double glazed window with views to the garden.

To the first floor landing there is a large double glazed window to the rear, combination style boiler, loft inspection point and doorways leading to all three bedrooms and shower room. The master bedroom is an impressive size double room that benefits from a double and single built-in wardrobe, laid to carpet and a double glazed UPVC window to the front showcasing the spectacular green outlook views. Bedroom two is another generous size double room with a double glazed UPVC window to the front sharing the same views as the main bedroom. Bedroom three is a well-proportioned size room which can be used for multiple purposes and benefits from built-in wardrobes,

storage in the alcove and double glazed window to the rear with views across the garden. The shower room has been fitted with a three-piece suite comprising: WC, pedestal wash hand basin and shower suite. There are fully tiled walls and a frosted glazed window to the rear.

To the front of the property is a brick paved driveway providing ample off-road parking leading upto the garage and to the property entrance. The garage benefits from power. There is a front garden which is laid to lawn, mature shrubs and plants. To the rear of the property is a fully enclosed good sized mature garden laid mostly to lawn with separate patio areas where the sun can be enjoyed throughout the entire day as well as features outbuilding/shed for additional storage and space for greenhouse maximising the benefits of how well the sun captures the garden.

Viewings highly recommended





Views to front

Directions

From Junction 35 of the M4, head South West on the dual carriageway signposted Bridgend. At the roundabout and Mercedes Benz garage, take the second exit signposted Pencoed. Head past the car garage taking the immediate left onto Coychurch Road. Follow this road for approximately 100 meters where Trosnant can be found on the left had side as indicated by our For Sale board.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Trosnant Coychurch Road Pencoed BRIDGEND CF31 1LH	C	Valid until: 10 April 2034 Certificate number: 9397-3016-0204-2304-9200
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Property type: Semi-detached house
 Total floor area: 128 square metres

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score
 This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 the average energy rating is D
 the average energy score is 50

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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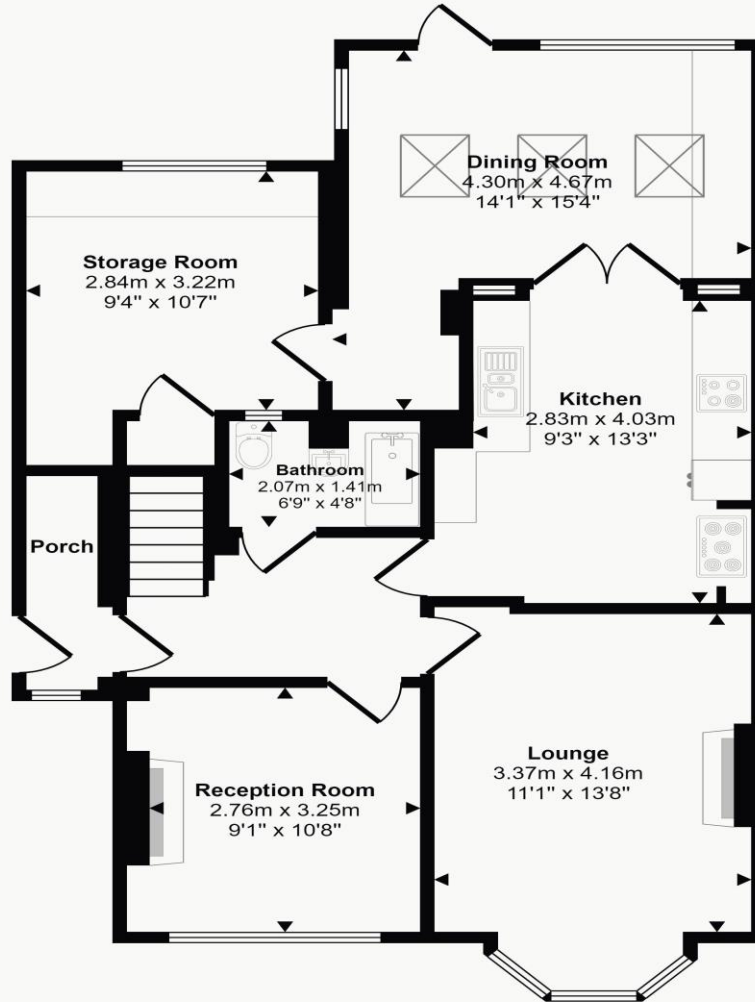
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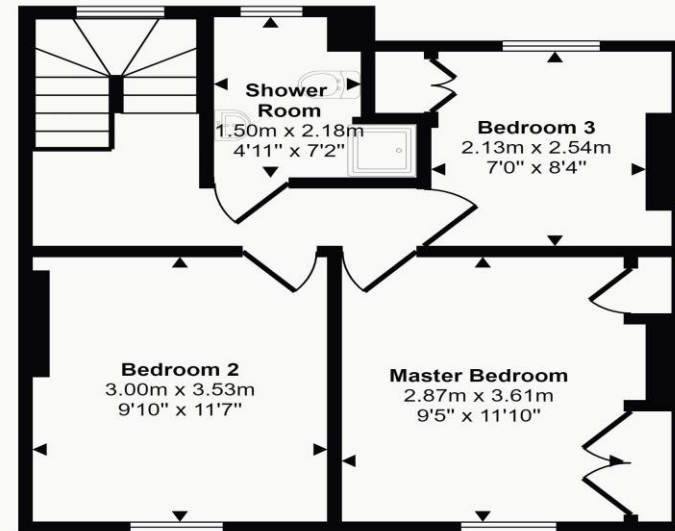
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
122 sq m / 1312 sq ft



Ground Floor
Approx 80 sq m / 858 sq ft



First Floor
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

