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herbert r thomas

46 Beechwood
Grove

Pencoed, Bridgend, CF35
6SU

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46 Beechwood Grove

Asking price **£435,000**

A large executive six double bedroom detached home, situated at the end of a popular cul de sac in the popular village of Pencoed. The property has rural views to side and rear and is a short distance from junction 36 of the M4 and Pencoed railway station.

Impressive six doubled bedroom detached property

Three reception rooms

Large open plan kitchen living space

Built in wardrobes to bedrooms and large airing cupboard

Two ensuite shower rooms

Integrated garage

Landscaped terrace rear garden

Rural views to the side and rear

Close to junction 36 of the M4 and Pencoed railway station

Viewing highly recommended to appreciate space and location





An impressive, spacious six double bedroom detached property, situated at the head of cul de sac with rural views, located in the poplar village of Pencoed.

Ideally suited for commuters as just a short distance away from junction 36 from M4 and Pencoed railway station. Entered via PVCu obscure glazed door into the porch with double glazed flanked by window leading to a spacious hallway. The hallway has laminate flooring, coving to ceiling and stairs leading up to gallery landing. There is a storage cupboards and doorways leading off to lounge, study, kitchen/family room and cloakroom. The lounge is a well proportioned room, with PVCu double glazed window to front, French doors to the side, coving to ceiling and door to snug. The snug is a light and airy room with a window to the rear. The study has window to the front and coving to ceiling. The open plan kitchen/family room is a well proportioned L shape room, with

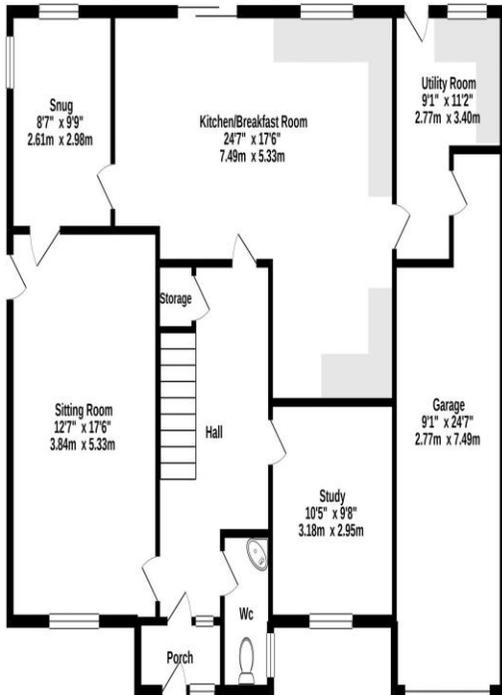
coving to ceiling and sliding door and window overlooking the rear garden. The kitchen has been fitted with a matching range of base and eye level units with roll top work space over. There is a 1 1/2 bowl sink with mixer tap, space for American fridge freezer, built in eye level double oven, 4 ring gas hob and extractor. The room has coving to ceiling and door leading to utility room. The utility room is fitted with a matching base and eye level units with space for appliance. There is a boiler, sink unit and door flanked by window overlooking the rear garden. A further door way leads to a good size single garage.

The impressive gallery landing has a Velux window allowing plenty of light to flow onto the landing. There is a range of built in double storage cupboards, a large airing

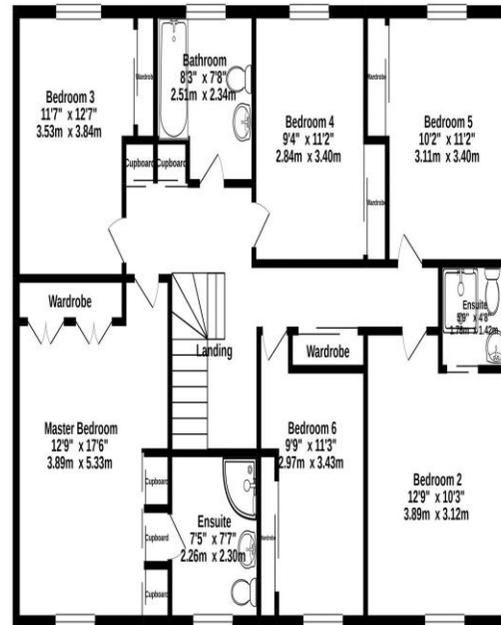
cupboard, access loft space and doors leading off to six double bedrooms and family bathroom. The generous master bedroom has four built in double wardrobes and window the front. There is a concealed access leading to a well proportioned ensuite shower room comprising of; double shower cubicle with electric shower, pedestal wash hand basin and close coupled W.C. There is full height tiling to the shower area and window to front. Bedroom two benefits from an ensuite fitted with a three piece suite comprising; vanity unit, wash handbasin, concealed W.C and shower cubicle with electric shower, there is an obscured glazed window to the side of property. Bedrooms three, four and five all are well proportioned rooms with built in double wardrobes and double windows to rear giving rural views. The family bathroom is fitted with a three piece suite comprising; vanity unit, wash hand basin, concealed cistern W.C and bath with shower attachment and screen over. There is full height tiling to bath area, tiled flooring, mirror with down light spotlight and obscured glazed window to rear.

To the front of the property there is an open plan garden laid mostly to gravel with a driveway ahead of the integrated garage, providing ample off road parking. To the rear of the property is a terraced, landscaped rear with a decked area, patio area, lawn bordered by mature hedgerow and shrubs, with views over the rural countryside.

Ground Floor
1185 sq.ft. (110.1 sq.m.) approx.



1st Floor
1122 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA: 2307 sq.ft. (214.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From junction 35 of the M4 travel north along the dual carriage way signposted Pencoed. At the first roundabout turn left onto Felindre Road. Proceed to the junction and turn right and following this road through Pencoed village centre. At the traffic lights turn left then follow the road as it bears right. Take the second turning left immediately before the primary school and continue along this road into Woodstock Gardens turning right, and then right again into Beechwood Grove. found at the head of cul de sac.

Tenure

Freehold

Services

Council Tax Band G

EPC Rating D



Viewing strictly by appointment through Herbert R Thomas

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