hrt

herbert r thomas

hrt.uk.com

# 3 Beechwood Grove

Pencoed,
Bridgend,
CF35 6SU

# 3 Beechwood Grove

Asking price **Offers in the Region Of £427,000**

Situated in the popular Pencoed village is this impressive five bedroom detached property with three reception rooms, open plan kitchen/diner, utility room, laundry room, enclosed south westerly facing rear garden, three bathrooms, garage, off-road parking and within close proximity to local schools, shops and

- Five bedroom detached property
- Three bathrooms and downstairs WC
- Generous size reception rooms
- Impressive open plan kitchen/diner
- Utility and laundry room
- Garage
- South westerly facing garden
- Sought-after Pencoed location
- Close proximity to local schools, shops and junction 35 of the M4
- Viewing recommended to appreciate the offer in hand

Situated on a generous plot is this impressive five bedroom detached property with three reception rooms, open plan kitchen/diner, separate utility room, laundry room, garage, enclosed south westerly facing garden, off-road parking and situated in the popular Pencoed village within close proximity to local schools, shops and junction 35 of the M4.

The property is entered via a partially glazed composite door into an entrance hallway laid to laminate flooring with staircase rising to the first floor landing and doorways to the lounge, kitchen/diner, WC and study.

The lounge is entered via double wooden doors, this impressive size reception room is laid to laminate flooring, double glazed UPVC bay fronted window, double glazed window to the side, electric fireplace and double doors opening through to the dining room. The dining room is currently being used as a home gym with double glazed French doors to the rear giving access out to the south westerly facing garden. The study is a spacious sized room which can be used as an additional bedroom, laid to laminate flooring with a double glazed window to the front. The WC has been fitted with a two-piece suite comprising; low-level WC and wash handbasin.

The kitchen has been fitted with a matching range of base and eye level units with granite worktops comprising: 1 1/2 integrated stainless steel sink with extendable mixer tap, five burner gas hob with complementary extractor fan overhead, eyelevel oven and grill, integral dishwasher and wine cooler and a built-in island/breakfast bar with the same matching worktops as kitchen. There are splashback tiles, under cabinet lighting, spotlights and an opening through to the dining room which creates a great social aspect. The dining area has a Velux window and a double glazed window which allows lots of natural light to flow into the room with French doors to the rear, modern sleek wall radiators and doorway to the utility room. The utility room has been fitted with a matching range of base and wall units with rolled worktop surfaces comprising: stainless steel sink with extendable mixer tap, ample storage cupboards and opening through to the laundry room. The laundry room has plumbing for appliances, storage cupboard housing combination style boiler, fitted unit designed for storage and doorway through to the garage.

To the first floor landing there doorways to all five bedrooms and family bathroom.

The main bedroom is an impressive size executive double room with plenty of space for furniture, large double glazed UPVC window to the front, useful storage cupboard and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; low level WC, pedestal wash handbasin and corner shower suite with slide panel doors.

Bedroom two is another impressive size double room, laid to carpet, large double glazed UPVC window to the front and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising: low-level WC, pedestal wash handbasin and shower suite.

Bedroom three located to the rear of the property is another double room with useful built-in storage cupboard and a double glazed UPVC window overlooking the garden.

Bedrooms four and five are both well-proportioned size rooms each with a double glazed UPVC window.

The family bathroom has been fitted with a three-piece suite comprising; low level WC, pedestal wash handbasin and panel bath. There are half tiled walls, chrome radiator and an obscure glazed window to the rear.

To the front of the property is paved driveway providing off-road parking ahead of the garage, large front garden laid to lawn with a pathway to the property entrance. To the rear of the property is a fully enclosed south westerly facing garden laid mostly to lawn with a patio area and a gated access to each side.

Viewings are highly recommended.

## Directions

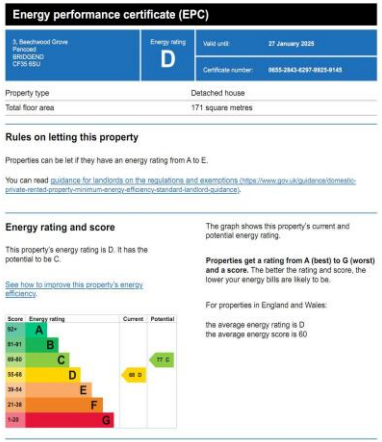
From junction 35 of the M4 travel north along the duel carriage way signposted Pencoed. At the first roundabout turn left onto Felindre Road. Proceed to the junction and turn right and following this road through Pencoed village centre. At the traffic lights turn left then follow the road as it bears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

## Tenure

Freehold

## Services

All mains
Council Tax Band F
EPC Rating D



**Energy performance certificate (EPC)**

| | | | |
|---|---|---|---|
| 3, Beechwood Grove<br>Pencoed<br>BRIDGEND<br>CF35 6SU | Energy rating<br>D | Valid until: | 27 January 2025 |
| | | Certificate number: | 9655-2943-6297-9925-9145 |

| | |
|---|---|
| Property type | Detached house |
| Total floor area | 171 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-standard-landlord-guidance).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

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 60

Viewing strictly by appointment through Herbert R Thomas

**hrt.uk.com**

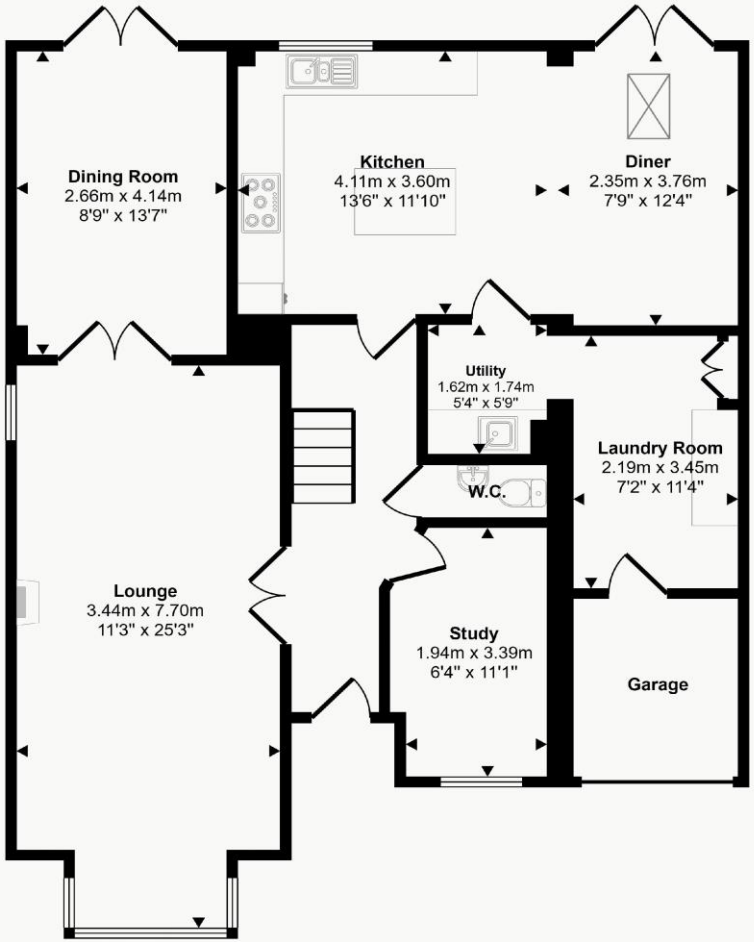
**The Toll House,** 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
**01656660036**
*bridgend@hrt.uk.com*

hrt Est. 1926 RICS

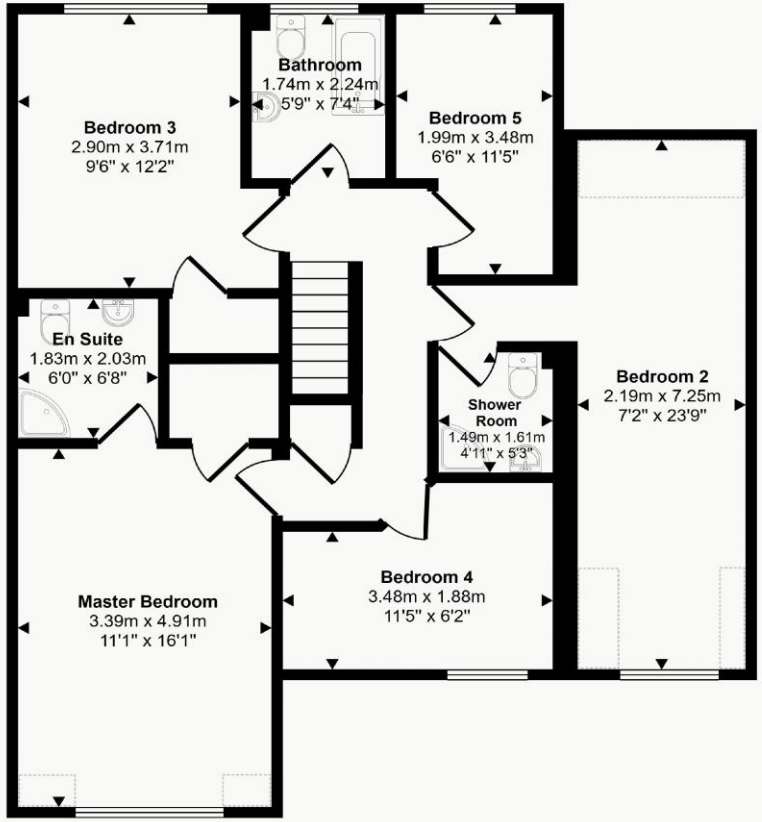
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

Live
Laugh
Love

**Approx Gross Internal Area**
**186 sq m / 2006 sq ft**




Ground Floor
**Approx 99 sq m / 1064 sq ft**




First Floor
**Approx 87 sq m / 942 sq ft**

Denotes head height below 1.5m

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.