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11 Minffrwd Close
Pencoed,
Bridgend,
CF35 6SE

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Asking price **£380,000**

Idyllic location found within Pencoed village

Immaculately presented four bedroom detached bungalow

Deceptively spacious accommodation throughout

Convenient commuter access to junction 35 of the M4

Local amenities only a short walk away

Good sized landscaped gardens

Far ranging views to the rear

Generous off-road parking plus garage

Viewing is highly recommended





A rare opportunity to purchase this beautifully presented four bedroom detached family bungalow, situated in an idyllic hamlet within Pencoed village.

The property is entered via a PVCu and obscure glazed panel door with side obscure window into a welcoming entrance hallway. The hallway offers a generous cloaks storage cupboard, Karndean flooring and has doorways leading to the main living accommodation. The spacious family lounge is located to the front of the property has the same flooring as the hallway and features dual aspect windows providing light and views of the quiet cul-de-sac and landscaped front garden. The impressive kitchen/dining/living area is located to the rear of the property. The kitchen has been fitted with a matching range of contemporary base and wall mounted units with a marble effect laminated worksurfaces over. There is splashback tiling, integrated dishwasher, space for a large fridge/freezer, integrated double eye level ovens and an integrated wine cooler. The kitchen further benefits from a five burner gas hob with the contemporary extractor hood over and has an abundance of storage with the recent addition of a large central kitchen island. The flooring has recently been upgraded and continues through into the living/dining space which features a vaulted ceiling and a full height window, flooding the room with

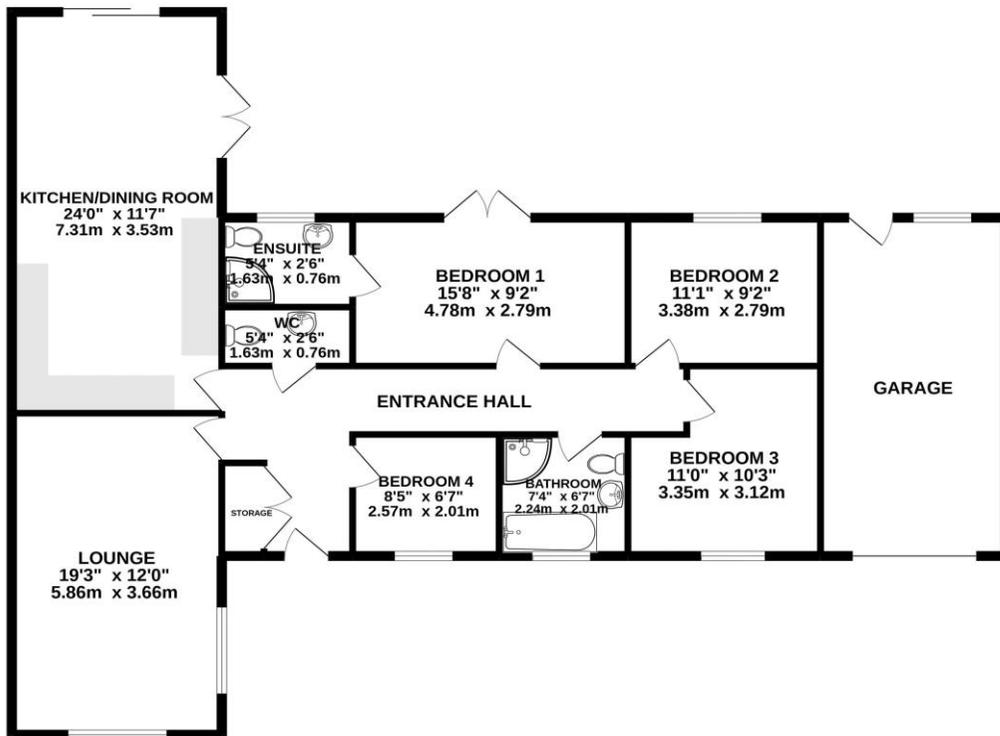
natural light. In addition to the full height window there are a set of PVCu patio doors allowing access into the enclosed rear garden. The study/bedroom four has a window to the front offering views of the landscaped front garden. It is a well proportioned single bedroom that has a continuation of the same flooring as the hallway. The cloakroom has been fitted with a white two piece suite comprising low-level WC and wall mounted vanity wash hand basin with cupboard storage below. The floor has been laid to ceramic tile and the room features a wall mounted mirror and heated towel rail.

A doorway leading off from the entrance hall proceeds into an inner hallway that has a continuation of the same wood flooring. The inner hallway provides access to all remaining bedroom accommodation and the family bathroom. The master bedroom is located towards the rear of the property and is a generous sized double bedroom. There is a set of PVCu patio doors flanked by two windows at the rear providing light and views of the landscaped rear garden and the floor has been laid to carpet. The doorway leading off the bedroom gives access to an ensuite shower room that has been fitted with a white three-piece suite comprising low-level WC, good sized corner shower cubicle with mains powered rainfall shower fitted and a vanity wash hand basin with cupboard

storage below. There is an obscure glazed window providing light and ventilation, splashback tiling to the shower area and the floor has been laid to ceramic tile. Bedrooms two and three are both good sized double bedrooms. Bedroom two is located to the front of the property and shares the same view as bedroom four. There is a convenient alcove space within the room ideal for freestanding furniture and the floor has been laid to carpet. Bedroom three has a window to the rear providing the same view as bedroom one and the floor has been laid to wood effect laminate. Finally the family bathroom has been fitted with a contemporary white four piece suite comprising low-level WC, pedestal wash hand basin, panelled bath and a separate corner shower cubicle with mains powered rainfall shower fitted. There is splashback tiling fitted within the shower and bath area, an obscure glazed window to front and the floor has been laid to ceramic tile.

Outside to the front of the property is a lovingly maintained landscaped garden made up of a lawned area and of ornate slate stone chippings. There is a paved patio pathway that leads round to one side of the property and right across the front to an off-road driveway parking area and garage. Beyond the garage is a further concrete area that could be used as parking for smaller vehicles. >To the rear of the property is a well established and good size garden that is fully enclosed and laid mainly to lawn. It features raised planting borders, a recently laid corner patio area, a further seating area adjacent to the property, concrete built pizza oven, an outside tap and a pedestrian door leading into the garage. The good sized garage has been fitted to the rear with a range of matching kitchen cupboards and worktop units. It has space and plumbing for two appliances and houses the gas combination boiler. The garage features an electric roller shutter door from the driveway, electricity supply, insulation and has been fitted with a radiator making this an ideal conversion space.

GROUND FLOOR 1425 sq.ft. (132.3 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.3 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.
Made with Metropix v2022.



Directions

From junction 35 of the M4 (Pencoed), proceed North along the dual carriage way over the first round about. At the second roundabout, take the first exit left onto Penybont Road which leads into the Village Centre. At the traffic lights, turn right over the bridge follow the road as it bear right onto Penprysg Road. Proceed passing the primary school on the right and chapel on the left hand side. Follow the road taking the right hand turning onto Minffrwd Road. Proceed up and take the 3rd left hand turning into Minffrwd Close. On entry to Minffrwd Close, turn right and the property will be on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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11/022-438 P11 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
11, Minffrwd Close Penybont CF31 1LH	Energy rating C	Valid until: 10 January 2026 Certificate number: 0160-2871-6894-9206-3721
Property type		Detached bungalow
Total floor area		121 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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.



