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8 Woodstock Gardens  
Pencoed,  
Bridgend,  
CF35 6ST



## 8 Woodstock Gardens

Asking price **£259,950**

Modernised and upgraded three-bedroom detached

Popular Pencoed location

Great commuter access via local railway station and junction 35 the M4

Two separate off-road parking areas

Detached garage

Landscaped rear garden

High internal standards throughout

Viewing is highly recommended









Situated in the popular Pencoed Village, which allows great commuter access via junction 35 of the M4 and local railway station, yet maintaining a close proximity to local shops, amenities and parks is this three-bedroom, modernised, detached home.

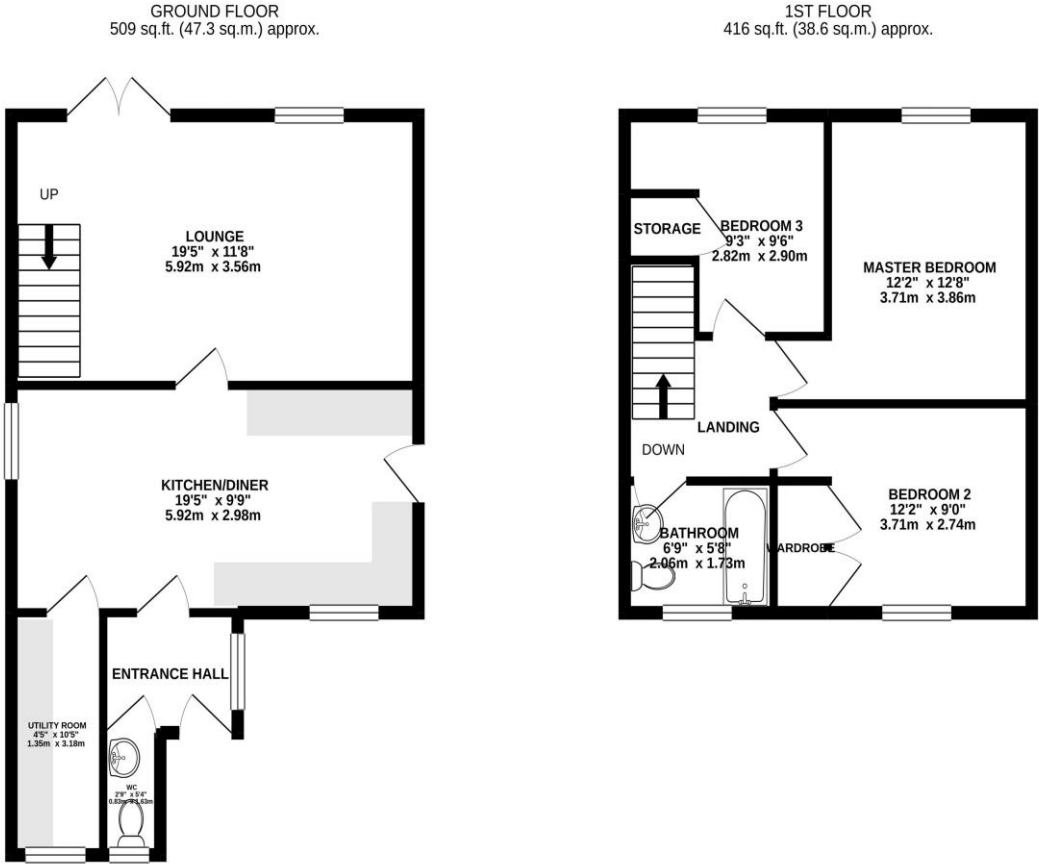
The property is entered via a composite door into an entrance hallway with tiled flooring, recessed spotlights, PVCu double glazed window to the side and to kitchen/diner and downstairs cloakroom. The kitchen/diner has been fitted with a matching range of Shaker style base and eyelevel units with square top wooden butchers block effect workspace over. There is space for a Range cooker, tiled splash backs, recessed spotlights, integrated dishwasher, ceramic butler sink with

swan neck mixer tap, integrated fridge, PVCu double glazed door to the side, PVCu double glazed windows to the front and side, tiled flooring and doorways to the lounge and utility room. The utility has been fitted with a matching range of base units with stainless steel sink unit with swan neck mixer tap and plumbing and space for two appliances. There is space for a fridge/freezer, recess spotlights, tiled splash backs, tiled flooring and PVCu double glazed window to the front. The lounge is a light and airy space with PVCu double glazed window and double glazed French doors overlooking the rear garden. There is coving to ceiling and staircase rising to first floor landing.

The landing has PVCu double glazed window to the side, loft inspection point and doorways to all bedrooms and family bathroom. The master bedroom has PVCu double glazed window to the rear. The second bedroom is a generous double room with PVCu double glazed window to the front and twin built-in wardrobes. Bedroom three is a single room with PVCu double glazed window overlooking the rear garden and door to over stairs storage cupboard. The bathroom has been fitted with a three-piece suite comprising of bath with independent rainfall shower over, pedestal wash hand basin and low level WC. There is a chrome effect heated towel rail, full height tiling to the wet areas, half height tiling to the other walls, tiled flooring, recess spotlights and PVCu obscure double glazed window to the front.

Outside to the front of the property is an open plan garden laid mostly to lawn with driveway providing off-road parking. To the rear of the property is an garden enclosed by timber panel fencing laid mostly to lawn with timber decked and patio seating areas. There is a pathway leading to the detached garage and further off-road parking space.

Viewings on the property are highly recommended to appreciate the quality and location on offer.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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 carriageway signposted Pencoed. At the roundabout turn left onto Felindre Road and proceed to the T-junction and turn right towards the village centre. Travel beyond the cenotaph, at the traffic lights turn left following this road as the road bears right and take the left hand turning immediately before the primary school. Proceed along this road into Woodstock Gardens where the property will be found immediately on the corner plot on the right hand side as indicated by a 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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The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926 **RICS**

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

## Energy performance certificate (EPC)

8, Woodstock Gardens Pencoed BRIDGEND CF35 6BT	<b>Energy rating</b>  <b>C</b>
Valid until 12 August 2022	Certificate number 9301-2307-7582-9992-1095

**Property type**  
Detached house

**Total floor area**  
92 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](https://www.gov.uk/guidance/landlords-requirements-for-minimum-energy-efficiency-ratings-new-tenants) on the conditions and exemptions. <https://www.gov.uk/guidance/landlords-requirements-for-minimum-energy-efficiency-ratings-new-tenants>

### 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.](#)

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.







