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Brynteg Hendre Road, Bridgend

£750,000

 peter
alan

01656 657201
bridgend@peteralan.co.uk



About the property

A superb four-bedroom detached property set within an impressive 3.75-acre plot, enjoying far-reaching views across open farmland and neighbouring common land. Offering a wonderful blend of space, setting and potential, the home is ideally located just a short drive from Pencoed Village, with its range of amenities, train station and excellent access to Junction 35 of the M4.

The well-proportioned accommodation briefly comprises an entrance hallway, a spacious lounge measuring over 21ft, a separate dining room with bay window, and a fitted kitchen/breakfast room. Additional ground floor features include a WC, and two utility areas, providing excellent practicality for modern family living.

To the first floor, there are four generous double bedrooms arranged around a central landing, serviced by a family bathroom and a separate shower room, offering flexibility for larger households.

Externally, the property is approached via a driveway offering ample off-road parking and leading to a substantial double garage. The extensive grounds are a particular highlight, featuring an enclosed wraparound garden ideal for outdoor enjoyment, along with a circa 3-acre field. A range of outbuildings and stables further enhance the appeal.

Accommodation

Groundfloor

Entrance Hall

Entrance hallway with tiled flooring, UPVC half-glazed door to the front elevation, doors leading to the lounge, WC, dining room and kitchen/breakfast room, and stairs rising to the first floor.

Lounge

21' 6" x 17' 3" (6.55m x 5.26m)
Spacious and characterful lounge featuring two UPVC double glazed windows to the front elevation and a wooden single glazed window to the rear, allowing for plenty of natural light. The room also benefits from exposed ceiling beams and a feature stone fireplace with inset log burning stove, creating a warm and inviting focal point.

Dining Room

13' 6" plus bay x 11' 7" (4.11m plus bay x 3.53m)
Dining room with carpeted flooring and a pleasant dual aspect, featuring a UPVC double glazed window to the front and a bay-style UPVC double glazed window to the side, allowing for ample natural light. The room offers a comfortable space for formal dining while enjoying views over the surrounding gardens.

Kitchen/Breakfast Room

13' 10" max x 11' 5" max (4.22m max x 3.48m max)
Kitchen/breakfast room fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Inset sink and drainer positioned beneath a UPVC double





glazed window to the side, with an additional UPVC double glazed window to the rear providing pleasant views over the garden. Space for a dining table, freestanding cooker and further appliances. Tiled flooring throughout and ample space for family dining, with built-in bench seating area enhancing the practicality of the room.

Utility

8' 11" x 6' 9" (2.72m x 2.06m)
Utility room with tiled flooring continuing from the Kitchen, featuring a UPVC double glazed window overlooking the rear garden and a UPVC part-glazed door providing external access. Fitted with work surfaces and space for appliances, the room also offers access through to the kitchen, creating a practical and functional layout ideal for day-to-day use.

Utility Area

12' 3" x 6' 9" (3.73m x 2.06m)
Utility room fitted with a range of wall and base units with work surfaces, incorporating a stainless steel sink unit. There is space and plumbing for white goods including a washing machine and tumble dryer, with additional appliance space available. A UPVC double glazed window to the rear provides natural light, while a door gives access through to the garage. Tiled flooring



and a practical layout make this an ideal functional space for laundry and storage.

Double Garage

25' 11" x 24' 11" (7.90m x 7.59m)
W.C.

Ground floor WC fitted with a low-level WC and pedestal wash hand basin, complemented by fully tiled walls and tiled flooring. A practical and neatly presented space, ideal for guest use.

First Floor

Hallway

Central landing with laminate flooring and UPVC double glazed windows to both the front and rear elevations, allowing for excellent natural light. Featuring original stone detailing, the space offers character and charm, with an extended area to the rear overlooking the outdoor grounds, ideal for use as a home office or reading area. The landing provides access to all four bedrooms, the family bathroom and a separate additional shower room.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)



Double bedroom with laminate flooring and a UPVC double glazed window to the rear elevation, enjoying pleasant views over the surrounding countryside. The room benefits from a range of fitted wardrobes providing excellent storage, along with space for additional bedroom furniture, creating a comfortable and well-proportioned living space.

Bedroom Two

13' 3" x 9' 1" (4.04m x 2.77m)
Double bedroom featuring laminate flooring and a UPVC double glazed window to the front elevation, allowing for good natural light. The room benefits from fitted bedroom furniture providing useful built-in storage, along with space for additional furnishings, creating a comfortable and well-presented living space.

Bedroom Three

16' x 8' 9" (4.88m x 2.67m)
Bright and well-proportioned bedroom featuring laminate flooring and UPVC double glazed windows to both the front and side elevations, allowing for an abundance of natural light. The dual aspect provides a pleasant outlook, enhancing the spacious feel of the room, with ample space for bedroom furniture to suit a variety of needs.

Bedroom Four



11' 8" x 11' 6" (3.56m x 3.51m)

Bedroom featuring laminate flooring and a UPVC double glazed window to the front elevation, allowing for plenty of natural light. The room benefits from fitted wardrobes providing ample storage, along with space for bedroom furniture, making it a comfortable and practical living space.

Bathroom

10' 2" x 7' 10" (3.10m x 2.39m)

Family bathroom fitted with a four-piece suite comprising a freestanding bath with mixer tap and handheld shower attachment, low-level WC and wash hand basin with vanity storage. The room is complemented by partially tiled walls and tiled flooring, with a UPVC double glazed window with obscured glazing to the side providing natural light while maintaining privacy. A well-proportioned and functional space.

Shower Room

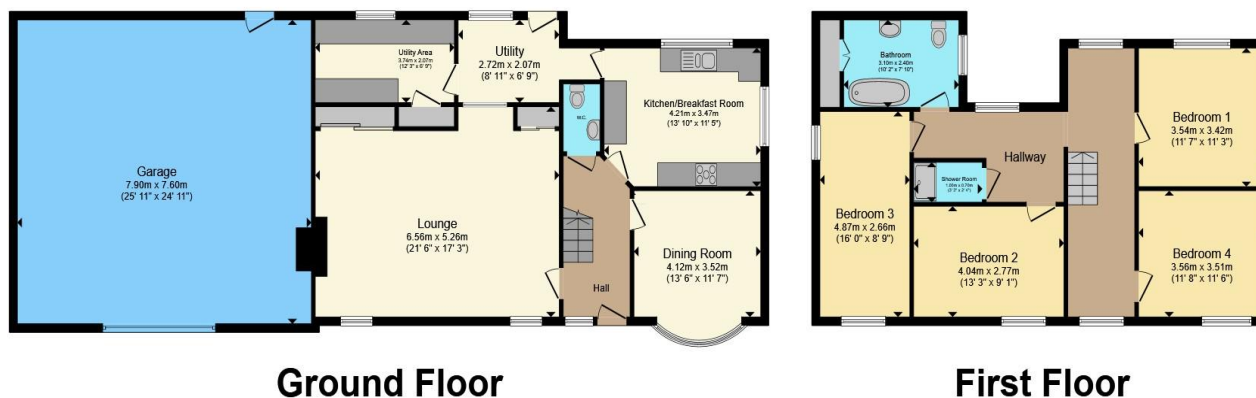
Shower room fitted with a fully enclosed shower cubicle with glazed screen and wall-mounted shower. The room is complemented by fully tiled walls with decorative border detailing, creating a clean and contemporary finish. A practical and well-presented space, ideal for everyday use.





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Total floor area 225.4 m² (2,426 sq.ft.) approx

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