



Dol Wen, Pencoed

£230,000

- Freehold on Completion
- Beautifully presented family home
- Generous rear garden with open views
- Double garage/workshop plus Summer house/home office potential
- Quiet cul-de-sac location with ample off road parking
- Excellent access to Pencoed railway station and M4 links
- EPC Rating: D
- Council Tax Band: D



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About the property

FREEHOLD ON COMPLETION

A beautifully presented and much-loved family home, quietly positioned at the bottom of a cul-de-sac in Dol Wen, Pencoed. Offering flexible accommodation, a generous plot, stylish kitchen/diner, ample parking and an impressive double garage/workshop.

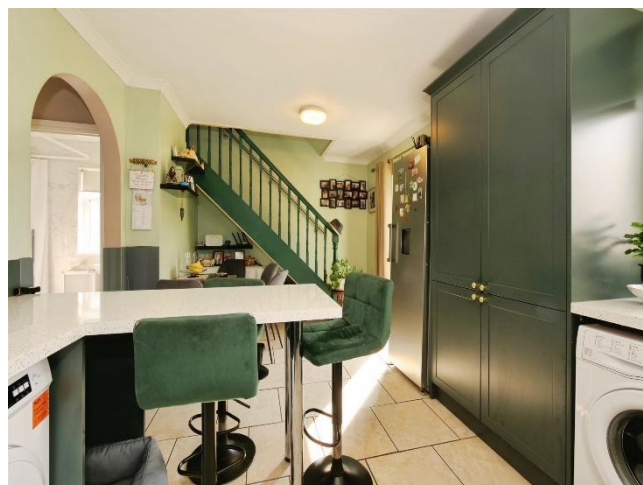
The property briefly comprises an entrance hall, spacious lounge, accessible downstairs wet room and a versatile single bedroom, ideal as a home office, guest room, playroom or snug. There is also a useful walk-in storage cupboard.

The standout kitchen/diner features a striking dark green fitted kitchen, integrated appliances, pantry-style corner cupboard and generous breakfast island, space for a dining table and French doors open directly onto the rear garden.

To the first floor are three bedrooms, including a rear-facing master bedroom overlooking the garden, a second double bedroom and a further single bedroom.

The rear garden is well maintained and enjoys uninterrupted views towards the railway line. A substantial double garage/workshop benefits from double front doors and additional workshop space to the rear, ideal for vehicles, hobbies or storage. A wooden summer house provides further useful space and could be used as a home office, playroom or hobby room.

Pencoed offers excellent commuter links via the railway station, with services towards Cardiff and London, while the M4 is easily accessible. A range of local shops, amenities and primary and secondary schools are also nearby.





Accommodation

Entrance Hall

Lounge

14' 10" x 10' 2" (4.52m x 3.10m)

Kitchen/Diner

19' 9" x 10' 3" (6.02m x 3.12m)

Bedroom Four/Study

10' x 8' 10" (3.05m x 2.69m)

Shower Room

6' 2" x 5' 1" (1.88m x 1.55m)

First Floor

Landing

Bedroom One

15' 10" x 9' (4.83m x 2.74m)

Bedroom Two

11' x 8' 6" (3.35m x 2.59m)

Bedroom Three

3' x 6' (0.91m x 1.83m)

Garage

22' 3" x 15' 2" (6.78m x 4.62m)

Workshop

15' 1" x 12' (4.60m x 3.66m)

Agent Note

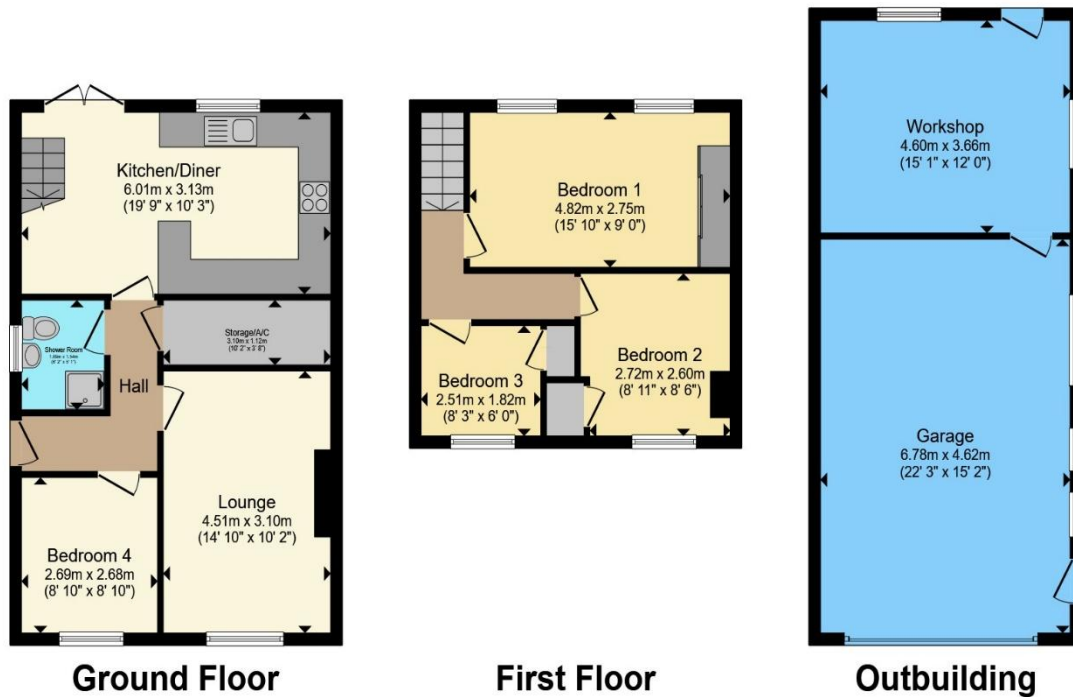
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Floorplan



Total floor area 114.9 m² (1,237 sq.ft.) approx

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