

**hrt**  
herbert r thomas

1 Felindre Road  
Pencoed  
Bridgend  
CF35 5PB

[hrt.uk.com](http://hrt.uk.com)





# 1 Felindre Road

Asking price **£575,000**

Impeccably presented 5 double bedroom, detached bungalow with annexe providing ideal accommodation for 2 families living together.

Impeccably presented detached bungalow with annexe accommodation

Five spacious double bedrooms

Three ensuite shower rooms

Large open plan family living space with kitchen island and bi-fold doors

Landscaped rear gardens

Flexible living accommodation, easily utilized as a 6/7 bedroom if required

Ample off road parking

Highest of internal standards throughout









1 Felindre Road is a rare opportunity to purchase a large, 5 double bedroom detached bungalow with 2 bedrooms within separate annexe living accommodation.

The property is entered via a composite double glazed French door into a large hallway with recessed spotlights, contemporary feature radiators and doorways leading off to three double bedrooms, downstairs cloakroom, well proportioned lounge and an open plan kitchen/family room.

The kitchen/family room has been fitted with a matching range of base and eye level units in grey with white earth stone workspace over. Integrated appliances include a 5 ring induction hob with stainless steel extractor hood over. There is an in-built sink unit with swan neck mixer tap, contemporary tiled splashbacks, two built in eye level NEFF steam ovens, integrated dishwasher, space and plumbing for an American fridge/ freezer. There is a matching island unit with downlighters above, open plan through to a large lounge/dining space with a series of recessed spotlights, laminate flooring, centralised bi-folding doors and a window overlooking the rear garden. There is a further doorway leading through to a large utility space.

The utility space is fitted with a complimentary range of base and eye level units with square top workspace over. There is plumbing and space for an appliance, sink unit, coving to ceiling, tiled flooring, wall mounted Worcester combination boiler and a further door leading through to the side hallway and annexe.

The lounge is a well proportioned space with two windows overlooking the front with bespoke slatted wooded shutters. Centralised is a marble living flame effect electric fire.

Bedroom three is the first of the double bedrooms with window to the side and doorway leading through to a well presented en-suite shower room fitted with a three piece suite comprising: vanity unit wash hand basin, shower cubicle and concealed cistern wc. There is an obscure glazed window to the side, recessed spotlights, ceiling extractor, spotlights, full height tiling to all walls and tiled flooring.

The second bedroom has a window to the front with bespoke wooden shutters and doorway leading to an en-suite shower room fitted with a three piece suite comprising: corner unit wc, vanity unit wash hand basin and double shower. There is recessed spotlights, full height tiling to all walls and tiled flooring.

The master bedroom is a large, double bedroom with PVCu double glazed French doors flanked by windows overlooking the rear garden. It has recessed spotlights and a further doorway leading to a well appointed master bathroom fitted with a four piece suite comprising: jacuzzi bath, vanity unit wc, wash hand basin and shower cubicle with rainfall shower. There is full height marble tiled walls, marble tiled flooring, recessed spotlights and ceiling extractor fan with PVCu obscure double glazed window to the side.

The annexe accommodation, accessed externally via a composite double glazed door into the side hallway or internally through the utility room, has doorways leading off to the boot room, two further double bedrooms, lounge/diner and a downstairs shower room.

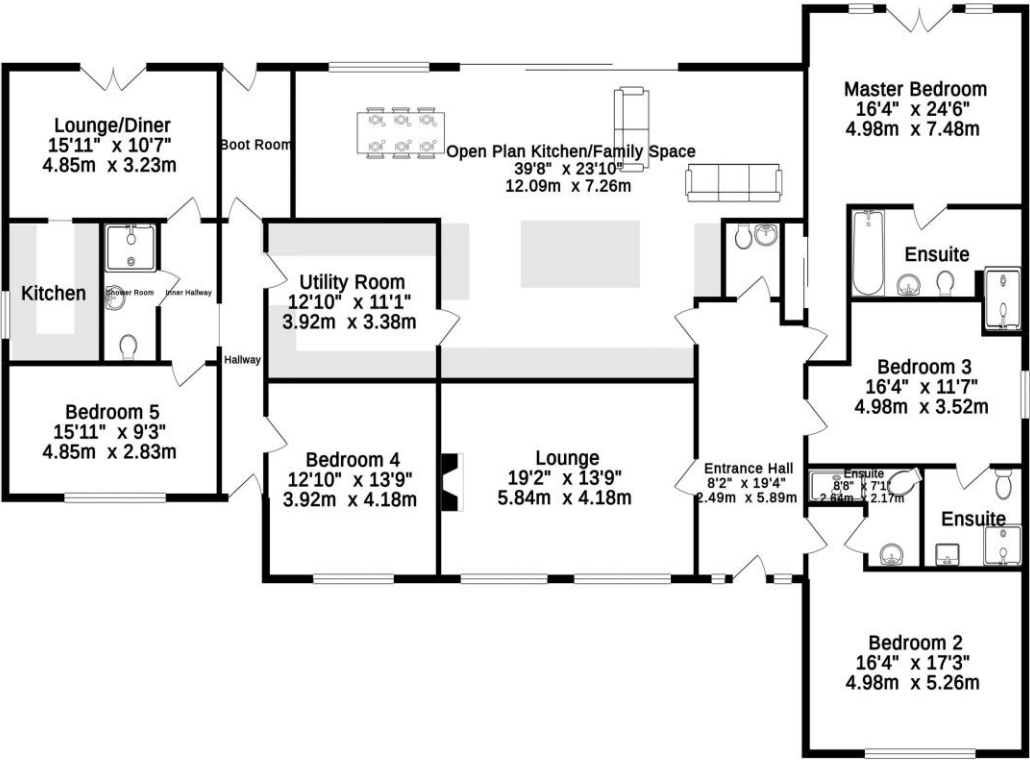
Bedroom four has a PVCu double glazed window to the front with bespoke wooden shutters and coving to ceiling. Bedroom five, another double bedroom, has a PVCu double glazed window to the front with bespoke wooden shutters, laminate flooring and contemporary feature radiator.

The shower room, servicing the annexe accommodation, is fitted with a three piece suite comprising: vanity unit wc, pedestal wash hand basin and double shower cubicle. There are recessed spotlights, extractor fan, full height tiling to all walls and tiled flooring. The lounge/diner has double French doors overlooking the separate rear garden, laminate flooring, contemporary wall mounted radiator and a doorway leading through to a fitted kitchen.

The kitchen has been fitted with a matching range of base and eye level units in white with wood effect work top space over, an induction hob, space for fridge/freezer, plumbing and space for appliance and a stainless steel sink unit with swan neck mixer tap. There is a PVCu double glazed window to the side and a further wall mounted Worcester Bosch boiler.

Outside, to the front, is a large open plan garden laid to lawn with well proportioned driveway providing ample off road parking. To the rear is a landscaped and tiered garden which has been laid to timber decking with large artificial lawned areas screened by conifers. The garden for the annexe accommodation is enclosed by timber panelled fencing and is laid to artificial grass with a gate leading to a further vegetable garden.

Ground Floor





## Directions

From Junction 35 of the M4 travel north along the dual carriageway signposted Pencoed. At the roundabout take the first left hand turning onto Felindre Road. Continue along the road passing the rugby field and turn into the leisure centre on your left hand side where 1 Felindre Road will be found on the right hand side as indicated by our For Sale Board.

## Tenure

Freehold

## Services

All mains services  
Council Tax Band G  
EPC Rating D

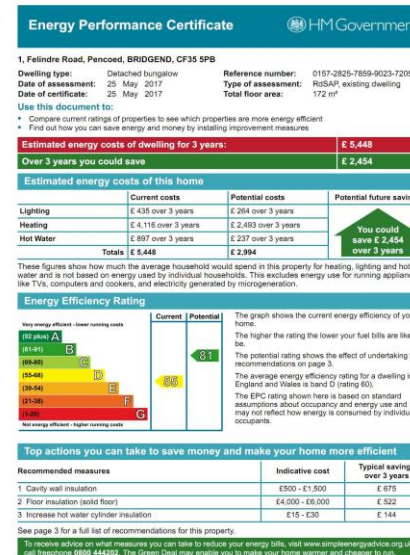
Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



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.



