

**Hendre Villa, Hendre**  
Pencoed, Bridgend, CF35 6RA









# Hendre Villa, Hendre

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**£675,000** Freehold

### 4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this rare opportunity to acquire an immaculately presented detached farmhouse. Reputed to be over 200 years old and situated in an idyllic semi-rural setting, the accommodation comprises; entrance porch, hall, sitting room, lounge, sunroom, kitchen/dining room, utility room, WC. First floor landing, master bedroom with dressing room and en-suite shower room, three further spacious bedrooms and a family bathroom. The property benefits from a self-contained one-bedroom annex with kitchenette, living accommodation and shower room. Externally the property benefits from manicured lawned grounds, south facing patio with pergola and a sizeable driveway and stone-built store.

EPC Rating "F"



- Bridgend Town Centre 3.2 miles
- Cardiff City Centre 18.5 miles
- M4 (J35) 2.6 miles

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## Summary of Accommodation

### GROUND FLOOR

The property is accessed via a hardwood & stained-glass door into entrance porch with uPVC windows to the front and side elevation. Internal fully glazed door leads into the entrance hallway featuring oak flooring and a carpeted staircase to the first-floor landing.

The entrance hall extends into an informal living room with oak flooring, a uPVC door to the front elevation and a central open fire place with timber mantelpiece.

The ground floor cloakroom features a low-level WC and floating wash hand basin set within vanity unit. uPVC windows to the side elevation.

The Lounge/sunroom is a spacious dual reception room featuring central wood burning stove inset within stone and slate surround, exposed ceiling beams & solid oak flooring. The lounge leads into a sunroom with uPVC windows to the front and side elevation and enjoying a southerly aspect.

Utility room houses the 'Warm Flow' general heating boiler and features oak flooring, uPVC window to the side elevation. It provides plumbing and space for free standing white goods.

The kitchen/diner has been comprehensively fitted with a 'Sigma 3' oak 'Shaker' kitchen with roll top granite work surfaces and upstands. Integral 'Neff' appliances to remain include; double electric oven with microwave combi oven above, electric hob with extractor fan above and a dishwasher. Space is available for free standing fridge/freezer. Other features include; double Belfast sink, slate flooring, bi-fold doors leading out to the south facing garden, uPVC windows to the front and side elevations, built-in pantry cupboard and store.

### FIRST FLOOR

The first floor landing features carpeted flooring, uPVC window to the rear elevation and provides a loft hatch giving access to partially boarded loft space. Master Suite featuring a spacious dressing room with built-in wardrobes leading into a sizeable double bedroom with dual aspect views to the front and side elevation. Carpeted flooring. Door leads off into;

The en-suite shower room has been fitted with a 3-piece classic Heritage suite comprising; low level WC, pedestal sink and walk-in shower cubicle, uPVC obscure glazed window to side elevation, vinyl flooring and built-in cupboard.

Bedroom two is a further double bedroom with carpeted flooring, uPVC window to the front elevation and ample space for free standing bedroom furniture.

Bedroom three is a further double bedroom with a uPVC window to the front elevation and carpeted flooring.

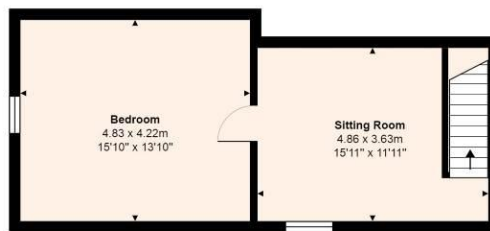
Bedroom four is a comfortable single bedroom with a uPVC window to the side elevation, carpeted flooring.

The family bathroom has been fitted with a 3-piece white suite comprising bath with electric shower over, low level WC and pedestal sink. uPVC double glazed window to the rear elevation and vinyl flooring. Built-in airing cupboard housing hot water tank with shelving.

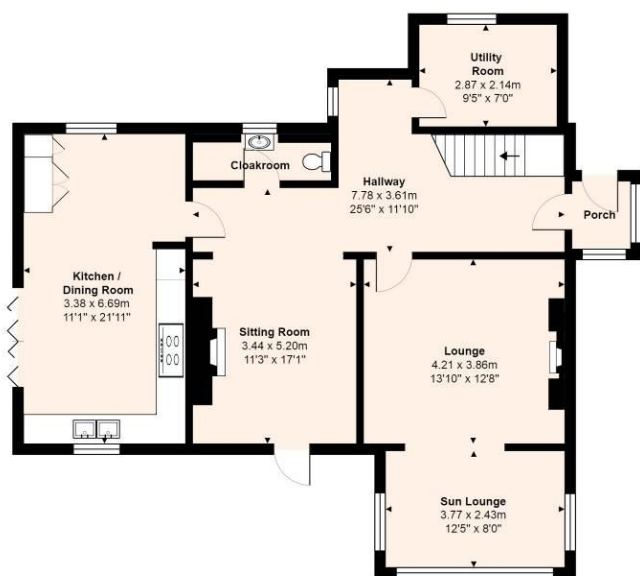




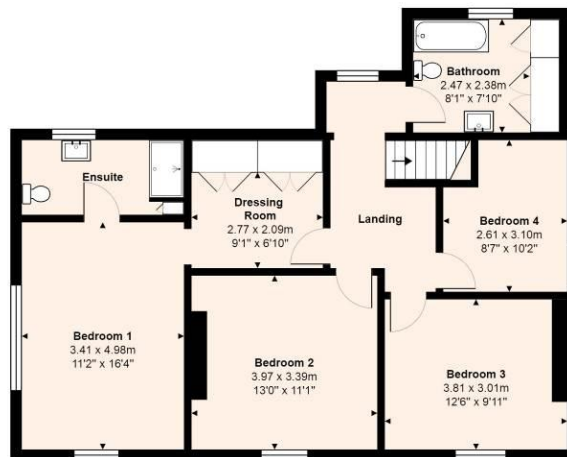
Annexe - Ground Floor



Annexe - 1st Floor



Ground Floor



1st Floor

Hendre Villa  
Total Area: 170.3 m<sup>2</sup> ... 1833 ft<sup>2</sup> (Excluding Annexe)  
All measurements are approximate and for display purposes only

### THE GRANARY/ANNEXE

The Granary has been converted into a self-contained annex featuring kitchenette with staircase leading to first floor landing. uPVC bi-fold doors and uPVC feature window to the rear elevation. Shower room with low level WC, wall mounted sink set within vanity unit and walk-in electric shower cubicle. First floor living room offering versatility for its use, uPVC window to the front elevation, pine floorboards and cladded walls, electric wall mounted storage heating, exposed timber beams.

A spacious double bedroom with uPVC window to the side elevation and exposed beams.

### GARDENS & GROUNDS

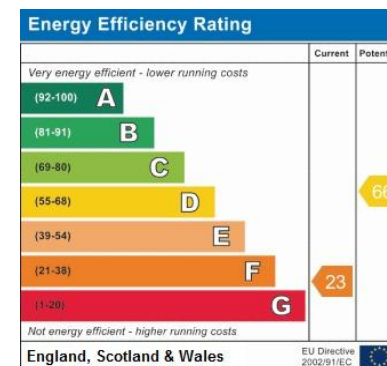
Hendre Villa is approached off the road onto a shingle driveway providing parking for several vehicles. Situated within a sizeable south facing plot the manicured lawned grounds surround the property. The grounds are enclosed by low level stone brick wall and tall hedgerow. It features a variety of fruit trees, shrubs and plants.

To the south elevation is a sizeable sandstone patio featuring a timber-built pergola barbeque area with low level storage units, 'Belfast' sink, wall mounted patio heater and electrical services.

To the rear of The Granary is an integral stone-built workshop with flagstone flooring and electrical services.

### SERVICES & TENURE

Main's water & electric. Oil central heating, cesspit drainage. Freehold.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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