

3 Duffryn Oaks Drive, Pencoed  
Bridgend, CF35 6LZ

**WATTS & MORGAN** 160 YEARS



## 3 Duffryn Oaks Drive, Pencoed Bridgend, CF35 6LZ

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£297,500 Freehold

**4 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are pleased to offer to the market this spacious four-bedroom detached property located in a development of architecturally designed properties in the popular town of Pencoed. Within walking distance to reputable schools and local amenities; close proximity to J35 of the M4 and train station. Accommodation comprises; entrance hall, WC/Cloakroom, kitchen/dining room, utility room, lounge and a light and airy garden room. First floor landing, master bedroom with en-suite shower room, two further double bedrooms, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway with space for 3/4 vehicles leading into a former garage converted into workroom/study with lawned front and rear gardens. Offering no on-going chain. EPC Rating 'C.'

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- Bridgend Town Centre 3.9 miles
  - Cardiff City Centre 19.1 miles
  - M4 (J35) 2.3 miles
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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed timber door into the entrance hall offering laminate flooring, a 2-piece suite WC/droakroom and a carpeted staircase to the first floor landing with an understairs storage cupboard.

The lounge is a light and airy reception room offering laminate flooring, a uPVC window to the rear elevation and uPVC French doors provide access to the rear garden.

The kitchen/dining room has been fitted with a range of shaker style wall and base units with vinyl work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob, extractor fan over, fridge freezer and washing machine. Further features include tiled flooring, tiled splashback, a uPVC window to the side elevation and a uPVC courtesy door providing access to the side elevation. The dining area offers continuation of tiled flooring, space for freestanding furniture and a uPVC window.

The utility room offers co-ordinating base units with space for white goods, an additional stainless steel sink unit, tiled splashback, tiled flooring and a uPVC window.

The garden room offers laminate flooring, three uPVC windows to the front elevation and uPVC French doors provide access onto the rear patio.

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### FIRST FLOOR

The first floor landing offers carpeted flooring, a Velux window and a loft hatch giving access to loft space.

Bedroom one is a spacious double bedroom offering carpeted flooring, a uPVC window and ample space for freestanding furniture. Leading into a 3-piece en-suite shower room comprising walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, partly tiled walls and an obscured uPVC window to the front elevation.

Bedroom two is a further good sized double bedroom offering carpeted flooring and a uPVC window.

Bedroom three is a double bedroom offering carpeted flooring and a uPVC window.

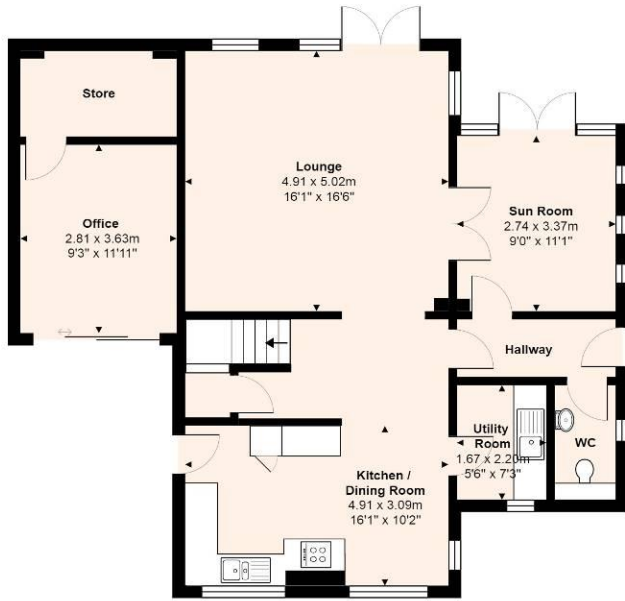
Bedroom four is a comfortable single bedroom offering carpeted flooring and a Velux window to the side elevation.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, partly tiled walls and two obscured uPVC windows to the side and front elevations.

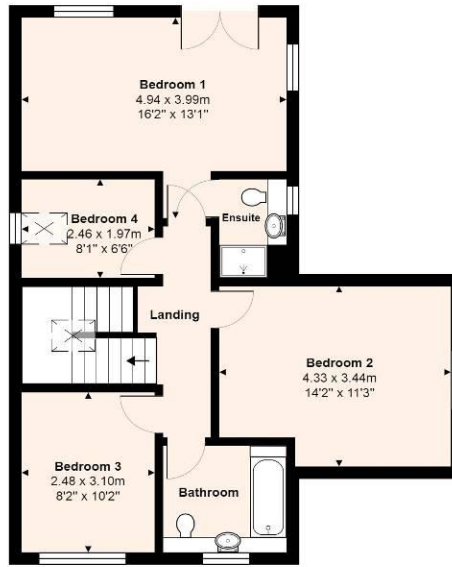
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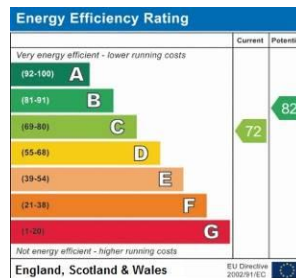
Ground Floor



1st Floor

3 Duffyn Oaks Drive  
 Total Area: 147.2 m<sup>2</sup> ... 1584 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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.



### GARDENS AND GROUNDS

No.3 is accessed off the road onto a private driveway with space for 3/4 vehicles leading to a former garage converted into a workshop/study with uPVC sliding doors and benefiting from full power supply and heating. The property occupies a sizeable corner plot enjoying a lawned front wrap around garden and a rear garden enclosed by feather edged fencing and a wooden courtyard gate providing access to the front elevation.

### SERVICES AND TENURE

All mains services connected. Freehold.



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