



## Woodstock Gardens, £340,000

- Detached 4 bedroom family home
- Beautiful Landscaped Garden
- Close To Schools, Transport Links & Shops
- Planning for a double storey extension with single side extension and Garage P/24/326/FUL
- Garage and Driveway
- EPC Rating: C



 4  1  2



## About the property

A well-presented four-bedroom detached home in sought-after Woodstock Gardens, Pencoed. Offering spacious living, a modern kitchen with conservatory, private garden, driveway, and garage, all close to local amenities and transport links.





## Accommodation

### Entrance Hall

### Living Room

15' 1" x 12' 6" ( 4.60m x 3.81m )

### Dining Room

11' 10" x 9' 10" ( 3.61m x 3.00m )

### Kitchen

11' 10" x 9' 6" ( 3.61m x 2.90m )

### Conservatory

9' 10" x 8' 10" ( 3.00m x 2.69m )

### W.C.

### First Floor

### Landing

### Bedroom One

14' 1" x 9' 10" ( 4.29m x 3.00m )

### Bedroom Two

10' 2" x 9' 10" ( 3.10m x 3.00m )

### Bedroom Three

9' 6" x 6' 11" ( 2.90m x 2.11m )

### Bedroom Four

9' 6" max x 9' 6" max ( 2.90m max x 2.90m max )

### Bathroom

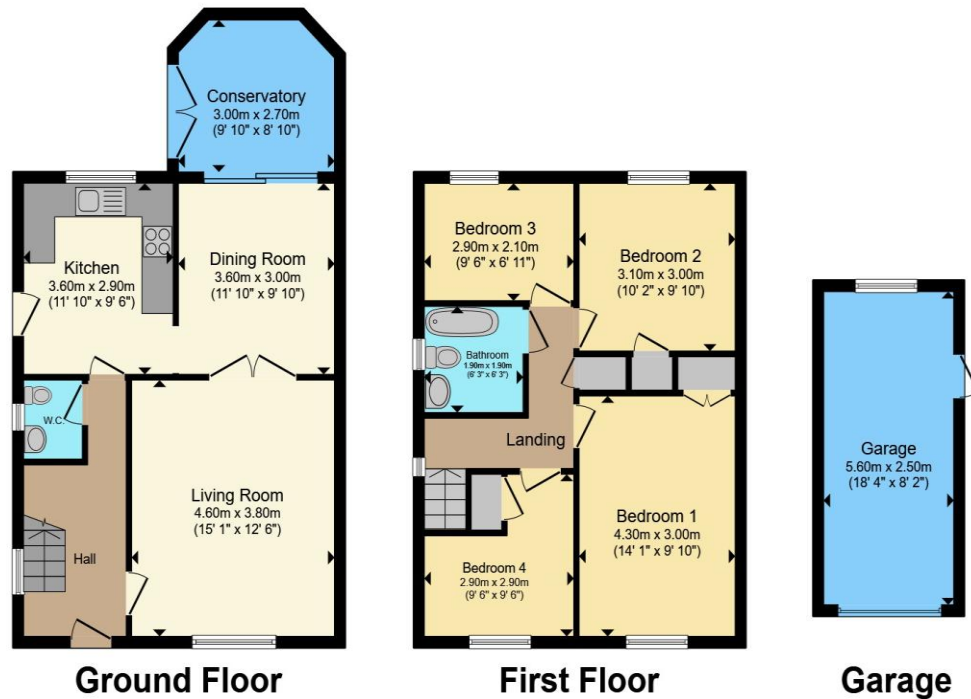
### Garage

18' 4" x 8' 2" ( 5.59m x 2.49m )

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## Floorplan



Total floor area 119.1 m<sup>2</sup> (1,282 sq.ft.) approx

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