



Llwyn Bedw , Pencoed, Bridgend. CF35 6TH

£149,950



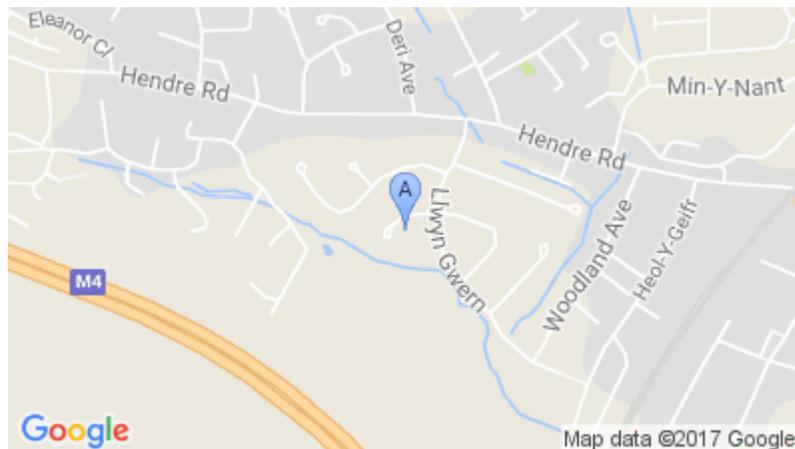
# Llwyn Bedw , Pencoed, Bridgend.

CF35 6TH

\*\* 2/3 bedroom semi detached bungalow \*\* Being sold with NO ON-GOING CHAIN. Downstairs bathroom. Good sized lounge. Kitchen with dining area off. Two reception rooms. Large bedroom to first floor. Popular mature residential area.

£149,950 - Freehold

- 2/3 bedroom semi detached
- Long driveway with single detached garage
- Kitchen with dining area off
- 2 reception rooms
- Large bedroom to first floor
- Downstairs bathroom
- Popular mature residential area
- Being sold with no on-going chain



## **FRONT**

Entrance via double wrought iron gates leading to long driveway suitable for parking many vehicles off road and leading to single detached garage with traditional up and over door. Security lighting. The front garden is laid to lawn and fronted by brick built wall. Further upright wrought iron gate gives access to the rear garden. PVCu frosted double glazed front door leads into

## **HALLWAY**

Skimmed ceiling with painted walls and fitted carpet. Two radiators. Under stairs storage cupboard. Stairs lead off.

## **LOUNGE (15' 5" x 12' 8") or (4.71m x 3.86m)**

Skimmed and coved ceiling with painted walls and fitted carpet. Feature fireplace with marble backing and hearth and back boiler behind. Large PVCu double glazed window to front with vertical blinds to remain. Two radiators.

## **DINING AREA (8' 2" x 7' 10") or (2.48m x 2.40m)**

Skimmed ceiling with painted walls and fitted carpet. PVCu double glazed window to front aspect with vertical blinds to remain. Radiator. Sliding door gives access into the kitchen.

## **KITCHEN (9' 10" x 7' 10") or (3.00m x 2.40m)**

Skimmed ceiling with painted walls and vinyl flooring. A range of wall and base units with coordinating roll edge work surface. Stainless steel sink and drainer with mixer tap. Built in oven with electric hob and built in cooker hood. Space and plumbing for washing machine. PVCu double glazed window to side aspect. Space for upright fridge/freezer.

## **BEDROOM 1 (11' 10" x 9' 7") or (3.61m x 2.91m)**

Good sized double bedroom. Skimmed ceiling, painted walls and fitted carpet. PVCu double glazed window to rear aspect. Radiator.

## **SECOND RECEPTION ROOM/BEDROOM 3 (11' 5" x 10' 11") or (3.47m x 3.34m)**

Skimmed ceiling with painted walls and fitted carpet. Radiator. PVCu double glazed windows overlooking rear garden and PVCu double glazed door gives access out to the rear garden.

## **DOWNSTAIRS BATHROOM**

Three piece suite comprising bath with over bath electric shower, wash hand basin and low level w.c. Radiator. PVCu frosted and double glazed window to side aspect.

## **FIRST FLOOR ACCOMMODATION (15' 11" x 13' 0") or (4.85m x 3.95m)**

Via dog leg staircase and wooden balustrade. Lovely sized room to the upstairs. Skimmed ceiling with painted walls and fitted carpet. Storage to the eaves both sides of the room and large double built in wardrobe. Radiator. PVCu double glazed window to front aspect.

## **REAR GARDEN**

Good sized garden edged with a combination of mature hedging and closed board fencing. Garden is mainly laid to lawn with a patio seating area. Side door gives access into the garage. Gate leads out to the driveway.

## GENERAL INFORMATION

This two bedroom bungalow is being sold with the benefit of no on-going chain and can be found in the very popular residential area of Llwyn Bedw. The house has a good sized lounge, kitchen with dining area off and a separate dining room or second reception which has access out to the rear garden. The bathroom is downstairs and there is also a double bedroom to the ground floor. to the first floor there is a large room with good storage provided. The property has a long driveway, a single detached garage and a nice sized rear garden. The property is in need of some modernisation and is ready for someone to put their own stamp on it. Llwyn Bedw can be found to the West of the town of Pencoed. Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor giving quick and easy access to Junction 35, and has a railway station making it an ideal location to access all major commutable destinations. There are many amenities offered within the town including several good primary schools and a comprehensive school, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



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