



Heol Croesty , Pencoed, Bridgend. CF35 5LT

£139,950



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CF35 5LT

** Traditional 2 bedroom semi-detached bungalow **

Being sold with no on-going chain. Modern kitchen.
Good sized rear garden. Single garage. Popular mature residential area.

£139,950 - Freehold

- Two bedroom semi detached bungalow
- Good sized kitchen
- Pretty private rear garden
- Single detached garage
- Popular mature residential area
- Being sold with no on-going chain



FRONT

Front garden is laid to decorative chippings and flower borders and enclosed by brick built wall. Driveway suitable for parking several vehicles off road and leading to single detached garage with power and light installed and traditional up and over door. PVCu frosted and double glazed door leads into entrance porch area.

KITCHEN (13' 6" x 9' 9") or (4.12m x 2.98m)

Skimmed ceiling with papered walls and vinyl flooring. A good range of wall and base units in light oak with coordinating roll edge work surface. Stainless steel one and a half sink and drainer with mixer tap. Space for cooker. Space and plumbing for washing machine. PVCu double glazed windows, one to front and one to side aspect. Space for under counter fridge and freezer. Pantry cupboard. Tiles to all splash back areas.

HALLWAY

Papered walls and original maple strip wood flooring.

LOUNGE (15' 2" x 11' 5") or (4.63m x 3.49m)

Artexed and coved ceiling with papered walls and original maple strip flooring. Large PVCu picture window to front aspect. Chimney breast with feature fireplace which has wooden surround and mantle and marble backing and hearth. Gas fire inset.

BEDROOM 1 (14' 8" x 10' 1") or (4.48m x 3.07m)

Artex ceiling with papered walls and fitted carpet. Radiator. Airing cupboard housing hot water tank. PVCu double glazed window overlooking rear garden.

BEDROOM 2/DINING ROOM (11' 6" x 10' 10") or (3.51m x 3.31m)

Papered walls with laminate wood flooring. Radiator. PVCu Georgian styled french doors giving access out to the rear garden.

BATHROOM

Papered walls with tiles to splash back areas. Three piece suite in white 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.

REAR GARDEN

Pretty landscaped rear garden with playing fields beyond and edged with a combination of fencing and mature hedgerow. Garden is laid to lawn with flower borders and decked seating area. Wooden gate gives access out to the front of the property. Side access into the garage.



GENERAL INFORMATION

Lovely tradition bungalow on Heol Croesty which is a very popular residential area a ten minute walk from the town center of Pencoed. the bungalow has either 2 bedrooms or a large double and two separate reception rooms. The second bedroom is currently being used as a dining room. The kitchen is of a modern and of a good size. It is well equipped with appliances and has the benefit of a pantry cupboard. The bungalow boasts original maple strip wood flooring. The rear garden is a good size and has playing fields to the rear giving an attractive outlook. There is a single garage with driveway parking. The property is being sold with the benefit of no on-going chain. 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.



For more photos please see www.pjchomes.co.uk

EPC

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