



Redlands Close, Pencoed, Bridgend . CF35
6YU

£155,000



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We are pleased to offer this two bedroom semi detached BUNGALOW situated within the VILLAGE LOCATION of Pencoed. The property comprises kitchen, lounge, bathroom, two double bedrooms, DETACHED SINGLE GARAGE and panoramic gardens. AVAILABLE WITH NO ONGOING CHAIN.

£155,000 - Freehold

- Two bedroom semi detached bungalow
- Gardens to the front, side and rear
- Detached single garage, EPC - D
- Gas fired combination boiler
- Walking distance of Pencoed centre and railway station
- AVAILABLE WITH NO ONGOING CHAIN



DESCRIPTION

Introducing this two double bedroom semi detached bungalow located within easy walking distance of all the amenities that Pencoed village can offer. The property benefits from a gas fired combination boiler (located in attic space) two double bedrooms with fitted wardrobes, good storage and is available with no onward 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.

ENTRANCE

Via part frosted glazed PVCu front door into the kitchen.

KITCHEN (8' 10" x 14' 9") or (2.70m x 4.50m)

Overlooking the side via a PVCu double glazed window with a fitted roller blind. The kitchen comprises a range of low level and wall mounted units with a complementary roll top work surface with inset sink and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Fitted storage cupboards. Space for fridge/freezer, plumbing for automatic washing machine and ample space for table and chairs.

HALLWAY

Access to loft storage. Wooden tongue and groove, papered walls and original maple floor. Door way through into bathroom. Additional fitted storage cupboard.

BATHROOM

Frosted glazed PVCu window to the side with a fitted roller blind, wooden tongue and groove to the ceiling, radiator, respatex to the wall and ceramic tiled flooring. Three piece suite comprising low level WC, wash hand basin with vanity shelf and storage below and bath with over bath electric shower and side glazed door.

LOUNGE (15' 1" x 10' 6") or (4.60m x 3.20m)

Overlooking the rear garden via a large PVCu double glazed double glazed window with a fitted vertical blind and finished with central light fitting, papered and coved ceiling, papered walls with half height feature dado rail, one wall with wooden tongue and groove, wall lights and fitted carpet.

BEDROOM 1 (14' 5" x 9' 2") or (4.40m x 2.80m)

Overlooking the rear via PVCu double glazed window and finished with papered and coved ceiling, papered walls, skirting and wood effect laminate flooring. Fitted furniture to include two double wardrobes, over bed storage, bedside tables and dressing table.

BEDROOM 2 (8' 10" x 9' 10") or (2.70m x 3.00m)

Overlooking the rear via PVCu double glazed window and finished with papered and coved ceiling, papered walls, skirting and wood effect laminate flooring. Fitted furniture to comprise two double wardrobes and over bed storage.



OUTSIDE

Enclosed rear garden laid to patio with raised lawn, doorway access into detached single garage with power and light with traditional up and over door. Raised beds to the side and gated access from the front footpath.


Enclosed front garden laid to lawn.

NOTE

We have been advised the property is freehold, however the title deeds have not been inspected.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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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