



Hafod Las, Pencoed, Bridgend . CF35 5NB

£180,000

**PJC** PAYTON  
JEWELL  
CAINES



# Hafod Las, Pencoed, Bridgend . CF35 5NB

A well presented TWO BEDROOM SEMI DETACHED BUNGALOW, set in a cul de sac location and within walking distance of all facilities and amenities. Comprising lounge, CONSERVATORY, modern kitchen, SHOWER ROOM, detached garage, driveway parking for 2/3 cars. NO ONGOING CHAIN. MUST BE VIEWED.

£180,000

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- Conservatory & modern shower room
- Good sized double bedroom
- Private enclosed rear garden
- Detached single garage
- NO ONGOING CHAIN/EPC-D
- CUL DE SAC LOCATION



## DESCRIPTION

A well presented two bedroom semi detached bungalow, comprising lounge, kitchen, conservatory, shower room. Set within a good sized corner plot with driveway parking for 2/3 vehicles, single garage with store room to the rear. Within walking distance of local schools, train station and all facilities and amenities Pencoed has to offer. Available with NO ON-GOING CHAIN. Internal viewing highly recommended.

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 PVCu part glazed door leading into:

## ENTRANCE HALL

Skimmed emulsioned ceiling with two centre lights, smoke detector and access into attic space where you will find the Gas combination boiler. Emulsioned walls, radiator and wood effect laminate flooring.

## LOUNGE (14' 10" x 10' 6") or (4.51m x 3.19m)

Skimmed emulsioned ceiling, two centre lights, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

## KITCHEN (10' 5" x 9' 11") or (3.17m x 3.03m)

Skimmed emulsioned ceiling with modern downlights, emulsioned walls with tiling to splash back areas. A range of wall and base units in high gloss cream with stainless steel handles and complementary work top. Stainless steel one and a half bowl sink with mixer tap, space for freestanding washing machine and fridge freezer. Integrated appliances include electric oven, four ring gas hob with stainless steel splash back and stainless steel cooker hood. PVCu double glazed window looks into the conservatory, whilst a part glazed PVCu door gives access. Radiator and wood effect laminate flooring.

## CONSERVATORY (10' 10" x 9' 8") or (3.31m x 2.94m)

A pleasant Conservatory with orangery style roof. Two wall lights, radiator and numerous power points. PVCu double glazed units to two sides set on dwarf wall. Head height glazed units to the right hand side set on emulsioned wall. Large sliding patio door gives access to the garden. Ceramic tile flooring.

## BEDROOM 1 (14' 6" x 9' 4") or (4.41m x 2.84m)

A good sized double bedroom finished with skimmed emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

## BEDROOM 2 (9' 2" x 8' 8") or (2.79m x 2.63m)

Single bedroom finished with skimmed emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and wood effect laminate flooring.





## SHOWER ROOM (6' 9" x 5' 5") or (2.05m x 1.66m)

Skimmed emulsions ceiling, modern downlights, extractor fan. PVCu double glazed window with frosted glass to side aspect. Three piece suite comprising Low level w.c., pedestal wash hand basin with tiling to splash back area and a double shower enclosure fully tiled with electric shower and sliding glass doors. Radiator and vinyl flooring.

## OUTSIDE

The bungalow is set within a lovely corner plot which offers good parking to the front and a private garden to the rear.

The rear is bound by breeze block walling and wood panelled fencing, laid mainly to lawn with raised beds of mature shrubs and planting. Pedestrian door gives access to storage room to the rear of the garage, storage room has power and light. Path leads around to a private patio area which is ideal for garden furniture and located to the side of the conservatory.

To the front the property is bound by breeze block walling, brick walling and natural hedging. Laid to lawn with borders of plants and shrubs, driveway parking for three cars. Wooden garden gate gives access to the rear garden.

## GARAGE


Detached single garage with power and light accessed via up and over door to the front.

## DIRECTIONS

On entering Pencoed from the A48, continue along Coychurch Road. Turn left into Heol Las, continue along the road and the property can be found on the right hand side.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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