



Heol Croesty, Pencoed, Bridgend County.  
CF35 5LT

£210,000





## Heol Croesty, Pencoed, Bridgend County. CF35 5LT

Well presented two/three bedroom semi detached bungalow comprising entrance hall, ONE/TWO RECEPTION ROOMS, kitchen, bathroom, EN-SUITE to the master bedroom, enclosed rear garden, driveway parking and SINGLE GARAGE. Viewing recommended.

£210,000

- Two/three bedroom semi detached bungalow
- One/two reception rooms
- En-suite to the master bedroom
- Driveway and garage
- 5 minute drive of the M4 corridor
- Gas combination boiler
- EPC - D, Council tax -





## DESCRIPTION

Introducing this well presented semi detached bungalow situated in the sought after location of Heol Croesty, Pencoed. The property benefits from one/two reception rooms, two/three bedrooms, kitchen and bathroom to the ground floor and bedroom one with en-suite shower room to the first floor, enclosed rear garden, driveway parking and detached single garage.

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 composite stable door into the entrance hall.

## ENTRANCE HALL

Skimmed, emulsioned and coved ceiling with two ceiling lights, smoke detector, skimmed and emulsioned walls, radiator and high rise wall mounted electric box. Laminate flooring in washed wood effect and staircase leading to the first floor.

## KITCHEN (8' 9" x 8' 8") or (2.66m x 2.64m)

Skimmed and emulsioned ceiling with ceiling light, emulsioned walls with tiling to splash back areas, radiator, vinyl flooring and PVCu double glazed windows overlooking the front of the property. The kitchen comprises a range of wall and base units in shaker style with coordinating work surface and inset stainless steel sink and drainer with mixer tap. Space for fridge/freezer, space and plumbing for automatic washing machine and space for gas hob and oven with overhead extractor hood.

## RECEPTION 1/LOUNGE (14' 10" x 10' 6" max) or (4.53m x 3.21m max)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property. Chimney breast with feature stone detailing to the centre of the room with space for an electric fire and alcoves either side and engineered wood flooring.

## BEDROOM 3/DINING ROOM (10' 0" x 8' 2") or (3.05m x 2.50m)

Skimmed, emulsioned and coved ceiling, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and engineered wood flooring.

## BATHROOM (6' 7" x 5' 6") or (2.0m x 1.67m)

Skimmed and emulsioned ceiling with ceiling light, tiled walls, traditional Victorian style radiator, PVCu frosted double glazed window overlooking the side of the property and LVT flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead electric shower and glass shower screen.



## BEDROOM 2 (11' 2" x 9' 2") or (3.40m x 2.80m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and laminate flooring in washed wood effect. Fitted storage cupboard with double timber doors.

## LANDING

Via stairs with fitted carpet and handrail.

## L SHAPED MASTER BEDROOM (19' 7" max x 9' 11") or (5.96m max x 3.01m)

Measurements narrow to 3.88m. Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the side of the property. Fitted storage into the eaves and doorway leading to the gas fired combination boiler. Fitted carpet and doorway into the ensuite.

## EN-SUITE SHOWER ROOM (9' 1" x 4' 8") or (2.78m x 1.41m)

Skimmed ceiling with inset spot lights, floor to ceiling tiled walls, tiled flooring in wood effect and matt black heated towel rail. Three piece suite comprising low level w.c., double wash hand basin with vanity beneath and walk in shower with overhead rainfall shower in matt black and glass bi-fold screen.

## OUTSIDE

The rear garden is laid to lawn with a small patio area, driveway to the side and a single garage with up and over door. Outside water tap and borders with chipping's for planting. Timber gate leading to the front of the property.

The front of the property is laid to lawn.

## DIRECTIONS

On entering Pencoed, take the second right-hand turn onto Heol Croesty.


## NOTE

We have been informed that the property is freehold however the title deeds have not been inspected.





# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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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