



Heol-yr-onnen, Pencoed, Bridgend. CF35
5PF

£124,950



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CF35 5PF

IDEAL INVESTMENT/RETIREMENT PURCHASE - A one bedroom semi detached BUNGALOW comprising entrance hall, lounge, kitchen, bathroom, enclosed rear garden and OFF ROAD PARKING to the front. The property is within walking distance of local shops, bus and train routes. Viewing recommended.

£124,950 - Freehold

- One bedroom semi detached bungalow
- Ideal first time buy/investment
- Off road parking to the front
- Enclosed rear garden, EPC-D
- NO ONGOING CHAIN



DESCRIPTION

Introducing this one bedroom semi detached bungalow which could make an ideal purchase for someone looking to downsize or build an extension/conservatory subject to necessary planning permission. The property benefits from an enclosed rear garden and off road parking with space to build a 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 frosted PVCu front door leading into the entrance hall.

ENTRANCE HALL

Emulsioned walls with newly fitted carpet, large storage cupboard and radiator.

LOUNGE (13' 8" x 8' 6") or (4.16m x 2.60m)

Emulsioned walls with newly fitted carpet, two radiators, PVCu double glazed window overlooking the rear garden and two built in storage cupboards, one housing an ideal combination boiler.

KITCHEN (10' 6" x 6' 10") or (3.21m x 2.08m)

Emulsioned walls and ceramic tiled flooring. A range of wall and base units with complementary roll edge work surface housing stainless steel sink and drainer with mixer tap. Space for cooker and fridge/freezer. Tiled to splash back areas, PVCu double glazed window overlooking the rear garden and PVCu frosted double glazed door leading out to the rear garden.

BEDROOM (10' 1" x 6' 10") or (3.08m x 2.08m)

Emulsioned walls with newly fitted carpet, radiator and PVCu double glazed window to front and built in wardrobe.

BATHROOM

Emulsioned walls, ceramic tiles to the floor and radiator. Three piece suite in white comprising bath, wash hand basin and low level w.c.

OUTSIDE

Access via wrought iron gate, small area laid to lawn and off road parking.

Good size rear garden laid to lawn and enclosed by close board fencing.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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