



Pentre Howell, Pencoed, Bridgend . CF35
6RG

£169,950

AJC PAYTON
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CAINES

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CF35 6RG

IDEAL FIRST TIME BUY! Well presented three bedroom semi detached house situated in Pencoed and comprising entrance porch, lounge and KITCHEN/DINER to the ground floor and three bedrooms and family bathroom to the first floor. Viewing highly recommended.

£169,950 - Freehold

- Three bedroom semi detached house
- Well presented throughout
- Enclosed rear garden
- Enclosed rear garden, off road parking
- Ideal first time buy, EPC-
- Viewing highly recommended



DESCRIPTION

Introducing this three bedroom semi detached house benefiting from off road parking, enclosed rear garden and garage. Viewing 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 double glazed door into the entrance porch.

ENTRANCE PORCH

Emulsioned ceiling and walls, laminate flooring and door leading into the lounge.

LOUNGE (12' 5" x 17' 1") or (3.79m x 5.20m)

Emulsioned ceiling and walls, laminate flooring, PVCu double glazed window to the front of the property, radiator and carpeted staircase leading to the first floor. Window to the side of the property with obscured glass, two radiators and feature fire surround with electric fire. Double doors leading into the kitchen/diner.

DINING AREA (8' 8" x 9' 7") or (2.64m x 2.91m)

Emulsioned ceiling and walls, laminate flooring, radiator and French doors leading out to the rear garden. Ample space for table and chairs. Opening into the kitchen.

KITCHEN (9' 6" x 7' 11") or (2.89m x 2.42m)

Emulsioned ceiling with down lights, emulsioned walls and tiled flooring. A range of wall and base units with complementary work surface housing stainless steel sink drainer. Integrated electric oven with gas hob and extractor hood overhead and integrated fridge/freezer. Space for tumble dryer and plumbed for automatic washing machine.

LANDING

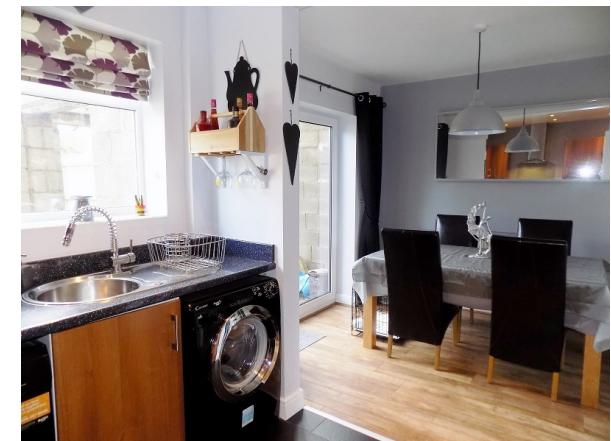
Emulsioned ceiling with loft access, emulsioned walls, fitted carpet and PVCu double glazed window with obscured glass to the side of the property. Four doors leading off.

BEDROOM 1 (9' 1" x 12' 4") or (2.78m x 3.76m)

Emulsioned ceiling and walls, laminate flooring, PVCu double glazed window to the front of the property and radiator.

BEDROOM 2 (10' 2" x 9' 7") or (3.10m x 2.91m)

Emulsioned ceiling and walls with one feature papered wall, radiator, laminate flooring, built in storage cupboard and PVCu double glazed window to the rear of the property.



BEDROOM 3 (7' 7" x 8' 11") or (2.32m x 2.71m)

Emulsioned ceiling, part emulsioned/part papered walls, built in cupboard, laminate flooring, radiator and PVCu double glazed window to the front of the property.

FAMILY BATHROOM (5' 5" x 6' 6") or (1.66m x 1.97m)

Emulsioned ceiling, part emulsioned/part tiled walls and PVCu double glazed window with obscured glass to the rear of the property. Three piece suite comprising low level w.c. sink/pedestal and panelled bath with shower overhead and chrome towel rail radiator.

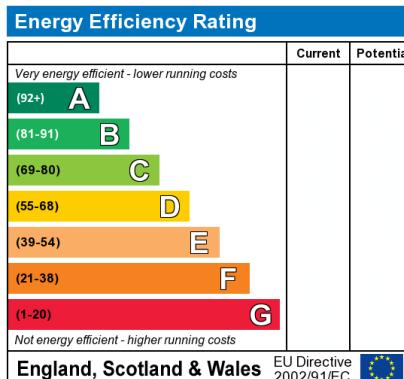
OUTSIDE

To the front the property has off road parking for up to two vehicles, the garden is laid to lawn and bordered with mature shrubs and plants. Stepping stones and p chipping's leading to the main entrance.

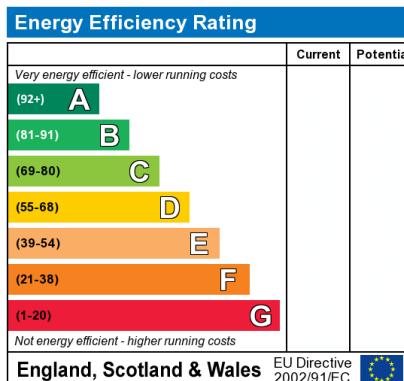
The rear garden is laid to lawn with pathway leading to the rear of the property and the garage and storage shed, the shed has power and lighting.



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



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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