



Woodlands Park, Pencoed, Bridgend  
County. CF35 6JP

Offers Over  
£230,000



## Woodlands Park, Pencoed, Bridgend County. CF35 6JP

THREE bedroom semi detached dormer bungalow comprising entrance hall, TWO reception rooms, kitchen, three bedrooms, family bathroom, large garage with utility/ WC and bar area, enclosed rear garden and off road parking. Sold with NO ONGOING CHAIN.

### Offers Over £230,000

- Three bedroom semi detached dormer bungalow
- Large garage incorporating utility/WC and bar
- Fully fitted modern kitchen and bathroom
- Two reception rooms
- Enclosed rear garden
- Off road parking/ sought after cul de sac/EPC -D
- NO ONGOING CHAIN



## DESCRIPTION

Introducing this well presented three bedroom semi detached home located on a small cul de sac within easy walking distance of Pencoed main high street. The property benefits from two reception rooms, fully fitted kitchen and bathroom, oversized garage with electric sectional door, utility, WC and bar area. Enclosed rear garden and off road parking. Viewing is recommended. this would make an ideal first time purchase. The property is within approx a 25 minute drive to Cardiff City Centre or approx 21 minute commute to Cardiff by train from Pencoed station.

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 composite front door with side frosted glazed panels into the inner hallway finished with laminate flooring, lighting and ideal area for storing coats and boots.

## ENTRANCE HALLWAY

Wall mounted electric meter box and fitted carpet. Stairs to the first floor. Under stairs storage area. Door way through to the lounge.

## LOUNGE (12' 10" x 11' 0") or (3.90m x 3.35m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Open square arch way into reception two.

## RECEPTION 2 (11' 6" x 9' 2") or (3.50m x 2.80m)

Overlooking the rear garden via a PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Wall mounted electric feature fire. Fitted storage cupboard.

## KITCHEN

Overlooking the rear garden via a PVCu double glazed window and finished with a central light fitting, emulsioned walls, skirting and porcelain tiled floor. A range of wall and base units in a wood grain two tone finish of cream and toupe with a complementary roll top work surface and porcelain tiles to splash back. Inset sink with mixer tap and drainer. Integrated waist height electric oven, four ring gas hob with overhead extractor hood, under counter fridge and pan drawers. Wall mounted fan heater and under stairs pantry area. Door way through into the garage.

## GARAGE (26' 3" x 13' 5") or (8.0m x 4.10m)

Glazed PVCu door leading out to the rear garden. and an electric sectional insulated up and over door to the front. The garage is finished with a resin floor and the rear has been fitted out with part utility room, part WC and part entertainment area with a fitted bar with roll top work surface and space for under counter appliance and storage. Plumbing for automatic washing machine. Hidden Viessmann gas fired combination boiler. Full height larder cupboard.

WC housing two piece suite in white with WC and wall mounted corner wash hand basin with chrome mixer tap.

## FIRST FLOOR LANDING

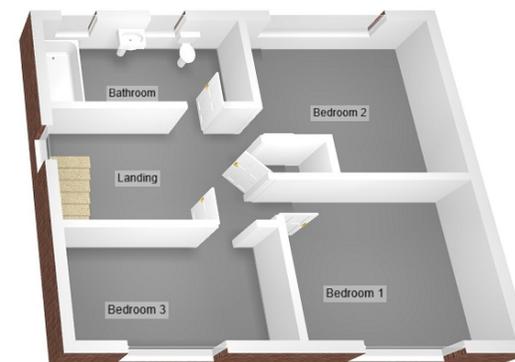


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(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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