



Heol Croesty, Pencoed, Bridgend . CF35 5LS

£209,950

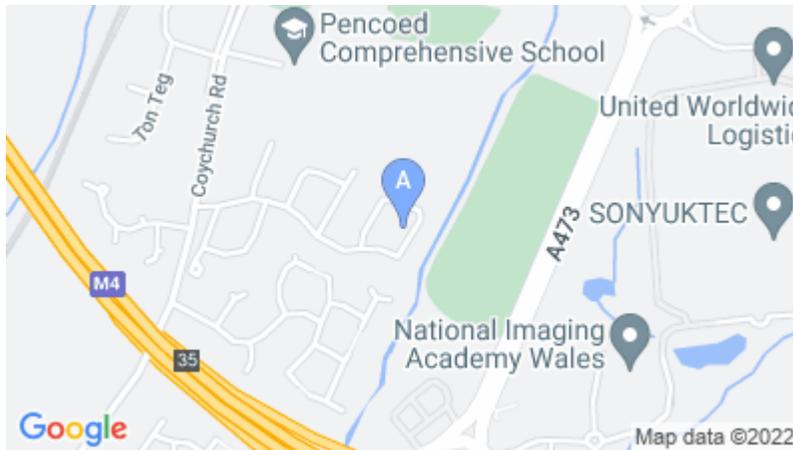


Heol Croesty, Pencoed, Bridgend . CF35 5LS

Well presented 2/3 bedroom semi detached chalet bungalow comprising lounge, reception 2/bedroom three, good size kitchen, downstairs shower room, bedroom one with EN SUITE shower room to the first floor, enclosed rear garden, off road parking and DETACHED SINGLE GARAGE. NO ONGOING CHAIN.

£209,950 - Freehold

- 2/3 bedroom semi detached chalet bungalow
- Good sized lounge and kitchen
- Downstairs shower room
- En suite shower room to bedroom one
- Driveway parking for 2/3 vehicles and detached garage
- Low maintenance front and rear gardens, EPC-D, Council tax band -D



DESCRIPTION

Introducing this well presented semi detached chalet-style bungalow situated in the sought after location of Heol Croesty, Pencoed. The property benefits from a good sized lounge and kitchen, reception 2/bedroom three and shower room to the ground floor and bedroom 1 with en suite shower room to the first floor, enclosed rear garden, off road 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 PVCu door with glazed side panel into the kitchen.

KITCHEN (13' 1" x 8' 10") or (4.0m x 2.68m)

Two centre lights and part tiled/part emulsioned walls. A range of wall and base units with complementary work top housing porcelain single drainer sink with mixer tap. Integrated appliances include cooker with electric double oven and four ring electric hob and stainless steel cooker hood with stainless steel splash back. Space for freestanding washing machine, dishwasher and fridge/freezer. Worcester combination gas boiler housed within kitchen cupboard and tile effect laminate flooring.

INNER HALLWAY

Centre light, smoke detector, emulsioned walls, double radiator and fitted carpet.

RECEPTION 1 (14' 10" x 10' 4") or (4.52m x 3.16m)

Centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet. Feature fireplace housing living flame gas fire.

RECEPTION 2/BEDROOM 3 (9' 11" x 9' 5") or (3.01m x 2.87m)

Centre light, papered walls, PVCu double glazed door giving access to rear garden and large glazed side panel with top opening window. Double radiator and fitted carpet.

BEDROOM 2 (11' 3" x 9' 4") or (3.44m x 2.84m)

Centre light, emulsioned walls, built in double wardrobe, PVCu double glazed window to rear, double radiator and fitted carpet.

SHOWER ROOM (6' 8" x 5' 6") or (2.02m x 1.68m)

Emulsioned and coved ceiling with modern down lights, fully tiled from floor to ceiling with modern tile border, PVCu double glazed window with frosted glass to side aspect, wall mounted heated towel rail and non slip vinyl flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and corner shower enclosure fully tiled with mains fed shower and glass pivot door.



LANDING

Via stairs with fitted carpet and handrail. Centre light, smoke detector, emulsioned walls and access into eaves storage.

BEDROOM 1 (17' 6" x 12' 11") or (5.34m x 3.94m)

Centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet. Two cupboards offering storage space and access into further eaves storage.

EN-SUITE SHOWER ROOM (6' 9" x 3' 10") or (2.05m x 1.17m)

Centre light and extractor fan, emulsioned walls, wall mounted heated towel rail and tile effect vinyl flooring. Three piece suite comprising low level w.c. wall mounted wash hand basin with mixer tap and tiling to splash back areas and corner shower enclosure fully tiled with electric shower and glass sliding door.

OUTSIDE

The rear garden is bound by wood panel fencing and brick walling laid to patio which provides a low maintenance rear garden. Access to the driveway and single garage via up and over door and benefits from power and light.

To the front the property is bound by brick walling and wood panel fencing laid to decorative chipping's with borders of mature shrubs. Driveway parking for 2/3 vehicles.

DIRECTIONS

On entering Pencoed turn right onto Heol Croesty, continue along the road, follow the cul de sac around and the property is on the right hand side.

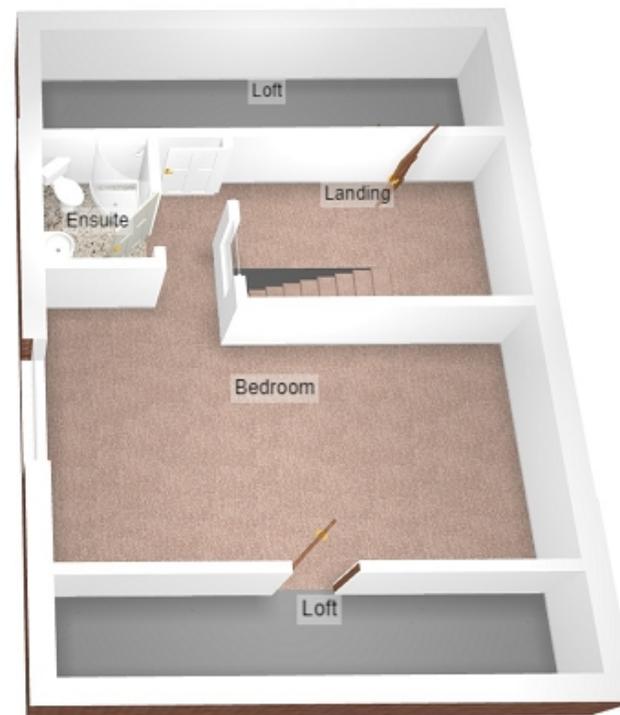
NOTE

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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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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