



Dol Wen, Pencoed, Bridgend County. CF35  
6RS

£225,000

## Dol Wen, Pencoed, Bridgend County. CF35 6RS

Three bedroom semi detached bungalow comprising entrance hall, lounge, kitchen/diner, DOWNSTAIRS WET ROOM, three bedrooms upstairs, large garage/workshop, private rear garden with GARDEN ROOM making an ideal office space and OFF ROAD PARKING. Good sized plot. Viewing highly recommended.

£225,000

- Three bedroom semi detached bungalow
- Generous sized plot
- Downstairs wet room
- Modern open plan kitchen/diner
- Enclosed and private rear garden/ Off road parking
- Good sized garage/ EPC -D, Council tax band - D



## DESCRIPTION

Introducing this three bedroom semi detached bungalow located within easy walking distance of Pencoed Primary School. The property comprises lounge, kitchen/diner, downstairs wet room, three bedrooms, enclosed large rear garden, off road parking, large detached garage and sun room.

The property occupies a generous plot and offers good potential for rear extensions (STPP).

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 glazed PVCu door into the entrance hall finished with textured and coved ceiling, centre pendant light, emulsioned walls, radiator, skirting and tiled flooring. Door leading to large storage area. Stairs leading to first floor.

## L-SHAPED LOUNGE (19' 7" max x 15' 7" max) or (5.96m max x 4.76m max)

Textured and coved ceiling, two pendant lights, emulsioned walls with dado rail, two PVCu double glazed windows overlooking the front of the property, two radiators, chimney breast housing electric fire with marble hearth and back plate, wooden surround and mantel, skirting and wood effect laminate flooring.

## WET ROOM (6' 8" x 5' 6") or (2.03m x 1.67m)

Emulsioned and coved ceiling, centre light, extractor fan, fully tiled marble effect walls, chrome towel rail radiator, wall mounted mirror unit, PVCu frosted double glazed window overlooking the side of the property and wet room vinyl flooring. Bi-folding door leading to shower area with hand rails and overhead electric shower, pedestal sink with chrome mixer tap and low level WC.

## AIRING CUPBOARD (9' 3" x 3' 8") or (2.82m x 1.12m)

Papered ceiling, centre pendant light, emulsioned walls, shelving, hanging rack, radiator, skirting and tiled flooring.

## KITCHEN/DINER (19' 7" x 10' 6") or (5.97m x 3.21m)

Skimmed and coved ceiling with two centre lights, emulsioned walls, PVCu double glazed window overlooking the rear of the property, PVCu French doors leading to rear garden, skirting and tiled flooring. A range of tall wall and base units in a shaker style green with complementary square edge marble effect work surface with upstands housing black resin sink with gold taps. Corner larder cupboard with shelving. Integrated under counter fridge, double electric oven, four ring gas hob with splash back and chrome extractor fan. Space for washing machine. Breakfast bar with space for stools. Space for dining room table. Stairs leading to first floor.

## FIRST FLOOR LANDING

Via stairs with painted hand rail and spindles. Skimmed ceiling, centre pendant light, emulsioned walls, skirting and light grey wood effect laminate flooring. Doors leading to three bedrooms.



## **BEDROOM 1 (15' 11" max x 9' 0" max) or (4.84m max x 2.74m max)**

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, two PVCu double glazed windows overlooking the rear of the property, skirting and laminate flooring. Large built in storage with shelving and hanging rail.

## **BEDROOM 2 (8' 11" max x 8' 7" max) or (2.71m max x 2.61m max)**

Papered and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and grey laminate flooring. Built in storage with shelving and hanging rail.

## **BEDROOM 3 (8' 3" max x 6' 0" max) or (2.52m max x 1.82m max)**

Measurements not including built in wardrobe. Papered and coved ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and grey laminate flooring. Built in wardrobe with hanging rail and shelving.

## **OUTSIDE**

Enclosed and private rear garden with area laid to patio with steps leading to good sized laid lawn with areas of mature shrubs and planting. Garden room making an ideal home office with power, lighting, PVCu windows and sliding door. Double gates leading to the front of the property. Courtesy door into the garage.


Off road parking for two/three vehicles to the front of the property with an area of decorative stones and access to the garage. Outside tap.

## **GARAGE**

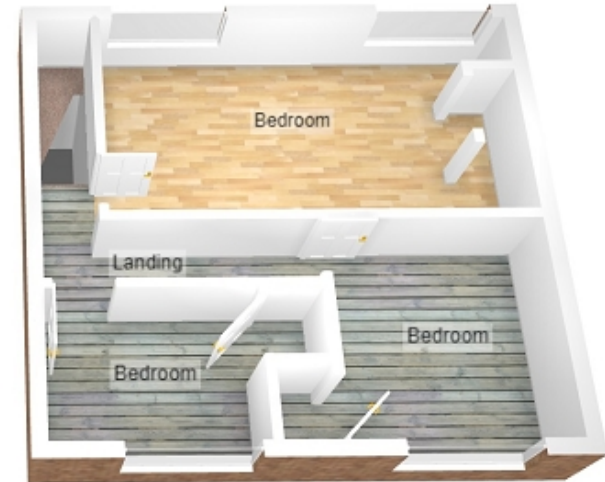
Large detached garage to the side with workshop and storage. Light and power. Hinged door to the front of the garage. Courtesy door to garden.



# 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>	65	
(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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