



122 Penybont Road

Pencoed CF35 5PT

£210,000

HARRIS & BIRT



A traditional semi-detached property situated on the outskirts of the popular town Pencoed. The accommodation briefly comprises: entrance hall, spacious open plan living/dining room, kitchen, shower room and utility room to the ground floor. Upstairs offers two double bedrooms and a single bedroom/home office with en-suite WC. The property benefits from a good sized garden.

Pencoed offers a wide range of local facilities including newly built Pencoed Primary School, health care centre, a wide range of shops both national and local, sporting and recreational facilities including swimming pool and a railway station on the main Swansea to Cardiff line. Easy access to the M4 brings major centres including the capital city of Cardiff within easy commuting distance.

Accommodation

Ground Floor

Entrance Hallway 3'0 x 7'3 (0.91m x 2.21m)

The property is entered via half glazed UPVC front door leading into the entrance hall. Tiled floor. Pendant Ceiling light. Door to:

Living/Dining Room 3'0 x 24'6 (0.91m x 7.47m)

Open plan living/dining room with bay window to front. Pendant light fitting. Radiator. Fitted carpet. Through to dining room offering window into utility room, fitted carpet, radiator and pendant ceiling light. Step down to kitchen.

Kitchen 8'2 x 14'2 (2.49m x 4.32m)

Fully fitted kitchen in cream with a range of wall and base units with black granite effect work surfaces. Features include integrated electric oven, hob and cooker hood, stainless steel single sink with drainer, fridge freezer to remain. Single glazed window looking into the utility room. Double spotlight fitting. Tiled floor.

Rear Hallway 4'8 x 2'11 (1.42m x 0.89m)

Accessed via the kitchen with doorway through to bathroom and part double glazed door with frosted glass giving access to the rear garden. Tiled floor.

Shower Room/WC 10'4 x 5'10 (3.15m x 1.78m)

Three piece suite consisting of low level WC, pedestal wash hand basin and fully tiled double shower enclosure with sliding glass door and electric shower. Vanity cabinet above WC. Double glazed opaque window to rear. Radiator. Tiled floor.

Utility Room 5'1 x 13'2 (1.55m x 4.01m)

Accessed from the outside. Plumbing for washing machine. High level windows to side. Polycarb roof. Electric.

First Floor

Landing 5'3 x 12'3 (1.60m x 3.73m)

Stairs from ground floor. Recessed storage cupboard. Loft access hatch. Fitted carpet. Pendant ceiling light. Doors to all first floor rooms.

Bedroom One 14'11 x 10'4 (4.55m x 3.15m)

Two windows to front. Centre pendant light fitting. Fitted carpet. Radiator.

Bedroom Two 9'4 x 11'8 (2.84m x 3.56m)

Window to rear. Centre pendant light fitting. Fitted carpet. Radiator.

Bedroom Three 9'2 x 7'11 (2.79m x 2.41m)

Window to rear. Centre pendant light fitting. Fitted carpet. Door way through to en-suite WC.

Bedroom Three WC 3'7 x 3'7 (1.09m x 1.09m)

Two piece suite in white comprising low level WC and wall mounted wash hand basin with mixer tap. Tiled splashback. Radiator. Tile effect vinyl flooring. Pendant ceiling light.

Outside

Enclosed, gated garden to the front laid to patio. Side gate offering access to the rear. Spacious garden to the rear laid to part patio and part lawn. Wooden garden shed. Gate at the bottom of the garden leading to the back pathway that runs parallel to the property.

Services

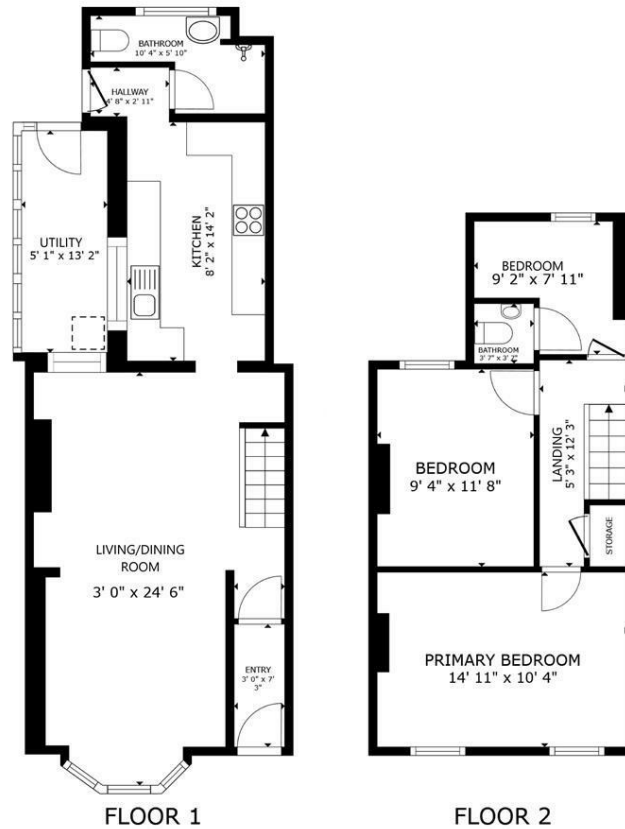
Mains gas, electricity, water and drainage. UPVC double glazed windows throughout. Gas central heating.

Directions

From our offices at 65 High Street turn right and take the A48 westwards towards Bridgend turning right at Pentre Meyrick crossroads. Follow the road for several miles and go under the M4, straight across the small roundabout, and at the next large roundabout take the fourth exit signposted Llantrisant. Travel along this road and at the roundabout take the first exit signposted Pencoed onto Penybont Rd. Number 122 is situated on your left hand side.







HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 613 sq.ft. FLOOR 2 414 sq.ft.
TOTAL: 1,027 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating	
Current	Potential
	87
	72
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

