

# hrt

herbert r thomas

135 Heol Croesty  
Pencoed, Bridgend, CF35  
5LU

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## 135 Heol Croesty

Asking price **£289,950**

Situated in the popular Pencoed village within close proximity to local shops, schools, railway station and junction 35 of the M4 is this detached chalet style bungalow selling with no onward chain with two drives, two garages, ample off-road parking and two/three double bedrooms offering flexible living accommodation.

No chain

Two/three bedroom detached

Off-road parking

Two garages

Utility room

Two generous bedrooms upstairs and cloakroom

Generous sized plot

Popular Pencoed village

Close proximity to local schools, shops, transport links and junction 35 of the M4

Viewings are highly recommended



This generously proportioned chalet style detached bungalow with two separate garages, off-road parking situated in the sought-after Pencoed village and within close proximity to local schools, shops, railway station and junction 35 of the M4.

The property is entered via a PVCu double glazed door into an entrance hallway with staircase rising to the first floor and doorways leading to the kitchen, bedroom three/dining room, shower room and lounge.

The lounge is a good sized room, coving to ceiling, feature fireplace, PVCu window to front and doorway leading through to the study. The study has a range of built-in furniture, coving to ceiling and a PVCu double glazed window to the rear. Bedroom three/dining room is a

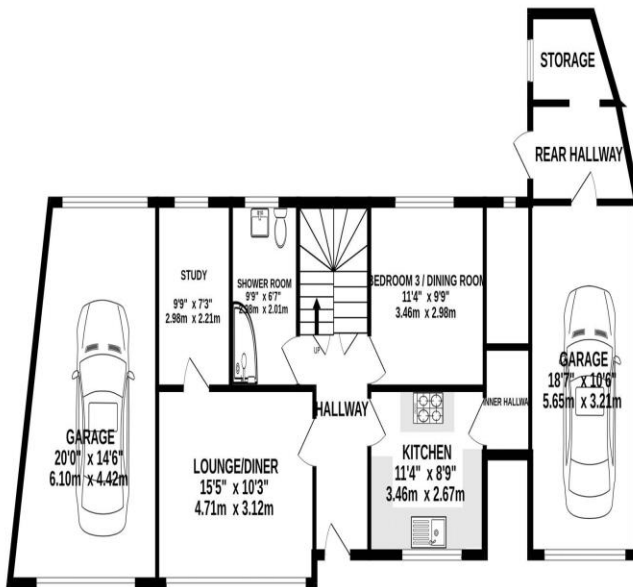
generous sized room with a double glazed window to the rear and coving to ceiling. The shower room has been fitted with three-piece suite comprising; close coupled WC, wash hand basin and low level shower cubicle. There is a PVCu double glazed window to the rear and chrome effect heated tower rail. The kitchen has been fitted with a matching range of base and eyelevel units with workspace over comprising; built-in oven, built-in microwave, four ring induction hob with extractor fan overhead. Laid to tiled flooring, coving to ceiling, PVCu window to the front and doorway leading to an inner hall. The inner hallway has doorways leading to the utility room, cloakroom and garage. The utility room has plumbing and space for appliance and a double glazed window to the rear.

To the first floor landing there is a PVCu obscure window to the rear, door to built-in storage cupboard and further doorways to cloakroom and two bedrooms. The cloakroom has been fitted with a two-piece suite comprising; wash hand basin and WC. The two bedrooms are both generous double rooms with PVCu double glazed windows to the sides and both rooms benefit from storage in the eaves.

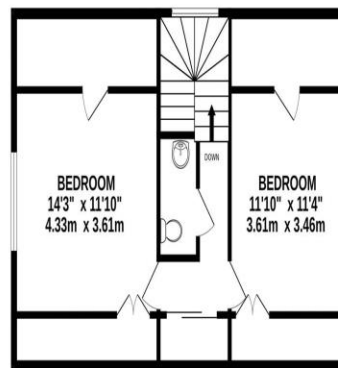
To the front of the property is a garden laid to lawn with two driveways either side, both providing ample off-road parking ahead of each garage. To the rear of the property is an enclosed rear garden lead to concrete with a patio seating area.

Viewings on the property are highly recommended to appreciate the size and location on offer.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

From Junction 35 of the M4 travel South on the dual carriageway signposted Bridgend. At the first roundabout by the Mercedes garage, take the second exit signposted Pencoed. Proceed along this road, taking the second right onto Heol Croesty where the property will be found on the left-hand side as indicated by our for sale board.

## Tenure

Freehold

## Services

All mains  
Council Tax Band E  
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

92424\_454.PW Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
120 Heol Croesty Pencoed CF31 1LH	Energy rating <b>D</b>	Valid until 14 April 2024	Certificate number 6234-2924-6300-0865-6296
Property type Total floor area	Detached bungalow 95 square metres		

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-social-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-social-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

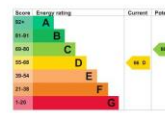
[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.