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For Sale

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25 Verland Way
Pencoed, Bridgend, CF35
6TY

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Asking price **£215,000**

This spacious three double bedroom detached chalet bungalow, in need of some modernisation, is positioned in a popular location on a generous plot with wrap around gardens, a garage, carport, driveway parking and is close to the local shops and amenities.

Detached three double bedroom chalet bungalow

Generous plot

In need of some modernisation

Fitted kitchen/diner

Garage & driveway parking

Close to local amenities



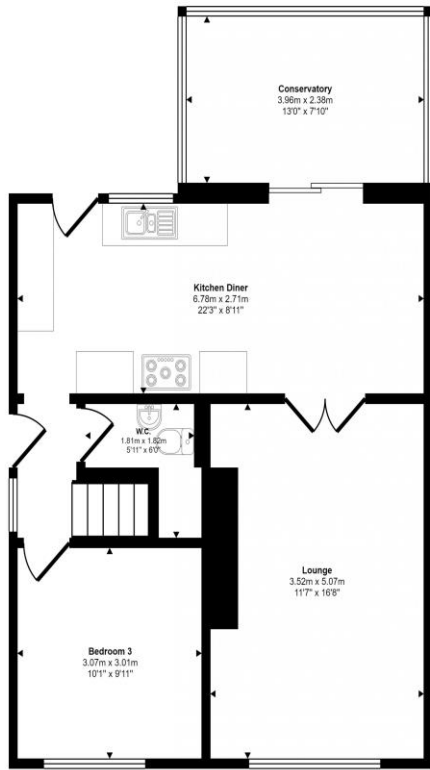


The property is entered via a UPVC double glazed door positioned to the side of the property. The door, which benefits from a full glazed panel to the side allowing plenty of natural light, opens into an entrance hallway which has doors leading to the kitchen/diner, bedroom and a cloakroom/WC. The staircase leads to the first floor. There is a double bedroom positioned to the front of the property with a large window and fitted carpet. The cloakroom/WC consists of a macerator toilet system and a wall hung wash hand basin along with storage under the stairs. The kitchen is positioned at the back of the

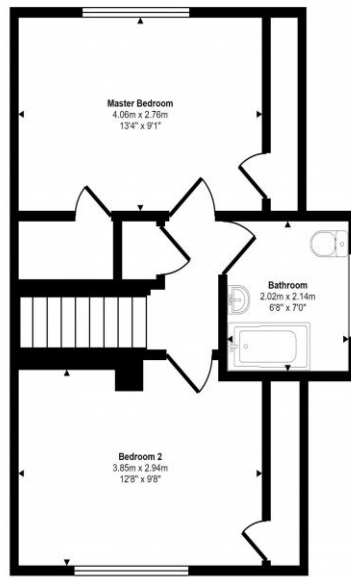
property and is fitted with the range of base, wall, drawer and display units with space for a range cooker. There is an integrated washing machine, dishwasher and space for an undercounter fridge. There is a wall hung Baxi boiler and a UPVC door leading to the rear garden. Vinyl flooring continues to the dining area with a step down to a small wooden conservatory structure to the rear with laminate flooring. Double doors open into the lounge with a generous window overlooking the front garden. The room has a wall hung electric fire and fitted carpet. The stairs and landing are carpeted and have doors

leading onto two double bedrooms and the family bathroom. The landing also has an airing cupboard which houses the hot water tank with storage above. Bedroom one is positioned at the front of the property and is a spacious double room with window to front aspect, pitched ceiling, fitted carpet and space for wardrobes. Bedroom two is another double bedroom with window to the rear aspect. The ceiling is pitched and there is a built-in storage cupboard and access to the under eaves storage area. The family bathroom is part tiled and is fitted with a three piece suite comprising of a panelled bath with an electric shower over, a pedestal wash hand basin and a WC. There is a window to the side and the rooms is finished off with vinyl flooring. Outside, the property is approached by a long driveway with carport leading to the garage. The drive allows parking for multiple vehicles. There are gates on both sides of the property allowing access to the rear garden. The rear garden is laid to lawn with a small patio area and wraps around the house. The garage has an up and over door along with a personal door to the side.

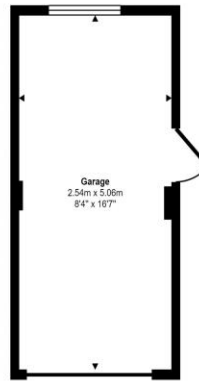
**Approx Gross Internal Area
115 sq m / 1236 sq ft**



Ground Floor
Approx 64 sq m / 690 sq ft



First Floor
Approx 38 sq m / 408 sq ft



Garage
Approx 13 sq m / 138 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Directions

From J35 of the M4 proceed onto the A473 sign posted Pencoed. At the roundabout take the first exit left onto Felindre Road. Continue ahead and at the traffic lights turn right onto Pen-Y-Bont Road. Continue straight for approx. 400 yards then turn left at the Monument. Proceed over the railway line and continue onto Hendre Road. Continue without deviation along Hendre Road passing through one set of traffic lights. Take the fourth turning right onto Greenacre Drive and the next right again onto Verlands Way. The property can be found on the right hand side as the road bears round to the left.

Tenure

Freehold

Services

Council Tax Band D

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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.

