

65 Deri Avenue
Pencoed
Bridgend
Bridgend County
CF35 6TT

£220,000



- Three Bedroom Dormer Bungalow
- One Bedroom and en-suite First floor
- Two Bedrooms and wet room ground floor
- Galley kitchen leading to Lounge/Diner
- Garage and Drive
- NO CHAIN
- Quiet Cul-de-sac
- Front and Rear Garden
- Combi boiler 1 year old
- Must To View

Ref: PRA10566

Viewing Instructions: Strictly By Appointment Only



General Description

THREE BEDROOM SEMI DETACHED DORMER BUNGALOW Daniel Matthew are pleased to offer for sale this semi detached three bedroom dormer bungalow situated in the popular area of Pencoed. Comprising kitchen, lounge/diner, two bedrooms downstairs and wet room to the ground floor. To the first floor a master bedroom with en-suite bathroom. Offered with NO CHAIN. Further benefits off road parking, garage and gardens to front and rear. The property is currently Leasehold but will be sold as Freehold on completion."A must to view to appreciate" Call our team to arrange a viewing 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC door into hallway, access to all ground floor rooms, radiator, plain walls, textured ceiling and laminate flooring.



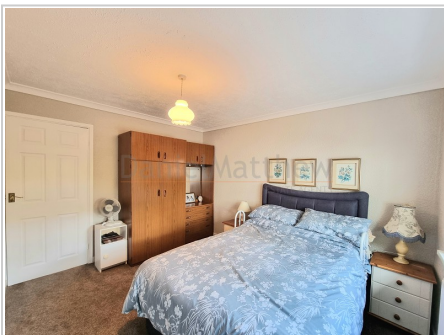
Kitchen (7' 09" x 6' 07") or (2.36m x 2.01m)

UPVC double glazed window to side aspect, range of wall and base units with complimentary worktops, stainless steel sink and mixer tap, electric hob with extractor, raised electric oven, plain walls and tile splash back, textured ceiling, space for washing machine and space for fridge freezer.



Lounge/Diner (15' 02" x 12' 04") or (4.62m x 3.76m)

UPVC window to front aspect, papered walls, textured ceiling, carpet flooring, fireplace and surround and radiator, arch leading to dining area with UPVC double glazed window to front aspect, papered walls, textured ceiling and carpet flooring.



Bedroom Two (11' 09" x 9' 01") or (3.58m x 2.77m)

UPVC window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Three (10' 0" x 8' 08") or (3.05m x 2.64m)

UPVC patio doors to rear aspect, bedroom three is presently being used as a sitting room with papered walls, textured ceiling, carpet flooring.



Wet Room (6' 09" x 4' 04") or (2.06m x 1.32m)

UPVC window to side aspect, panel walls, wet room floor to this lovely downstairs wet room, shower and curtain, adapted shower seat, heated towel radiator. low level WC, pedestal wash basin.

Landing

Split landing with papered walls, carpet flooring and gives you access to an additional bedroom and en-suite.



Master Bedroom (13' 04" x 12' 03") or (4.06m x 3.73m)

UPVC window to front aspect, plain walls, textured ceiling, carpet flooring and eaves storage either side.



En Suite (6' 05" x 6' 04") or (1.96m x 1.93m)

Velux window lets lovely light into the shower room where there is a three piece suite including shower cubicle with thermostatic shower and adapted seat, plain and tile walls, textured ceiling, vinyl flooring, low level WC, vanity unit wash hand basin and towel radiator.



Outside

Front -Wall and gate boundary with parking for multiple vehicles, laid to decorative stones and gate access to the garden.

Rear - Fence boundary, laid to patio, laid to decorative stones and mature shrubs.

Garage - Up and over door to the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

FREEHOLD ON COMPLETION

EPC Rating: D61

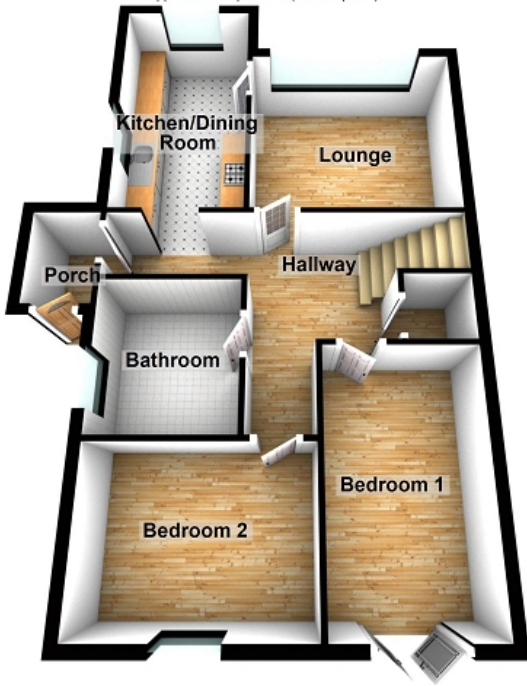
Council Tax

Band D



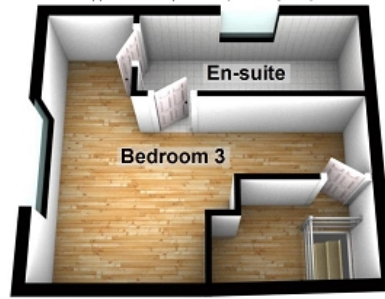
Ground Floor

Approx. 66.3 sq. metres (713.9 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.0 sq. feet)



Total area: approx. 89.9 sq. metres (967.9 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.