

13 Erw Ifan  
Pencoed  
Bridgend  
Bridgend County  
CF35 6YH

£179,950



- Three / Four Bedroom Semi Detached
- Spacious Kitchen / Dining Room
- Lounge
- Family Bathroom & Wet Room
- Cul-De-Sac Location
- Offered With No Ongoing Chain
- Easy Access to Junction 35 Of M4
- Walking Distance To Train Station
- Local Amenities & Schools All Close By
- Ideal Family Home

Ref: PRA10602

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\*OFFERED WITH NO ONGOING CHAIN\*\*\* Daniel Matthew are pleased to offer for sale this spacious three / four bedroom semi detached property situated in a cul-de-sac location. The property comprises of: downstairs bedroom with wet room plus a further three bedrooms upstairs and family bathroom. A spacious open plan kitchen/diner and separate lounge. This property is ideal for a family and comes with vacant possession. It is conveniently located just off the M4 corridor Junction 35, and walking distance to Pencoed railway station. Pencoed offers many amenities including several good primary schools and a comprehensive school, shops and a leisure facilities. To arrange a viewing on this property call 01656 750764.

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## Accommodation

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### Hallway

Enter via UPVC front door into hallway. Emulsioned ceiling. Laminate flooring. Radiator. Doors to down stairs room. Staircase to first floor. Door to rear garden.



### Lounge (15' 10" x 13' 7") or (4.83m x 4.13m)

A well proportioned room situated to the rear of the property with UPVC double glazed French doors leading out to the rear patio. Emulsioned and papered walls with feature dado rail. Radiator. Fitted carpets.



### Kitchen / Dining Room (15' 3" x 13' 4") or (4.66m x 4.07m)

A spacious light room situated to the front of the property which UPVC double glazed window and blinds. Fully fitted kitchen which includes a range of wall and base units to include inset draws and display cabinets. Coordinating work surfaces with stainless steel sink with mixer taps. Integrated electric oven, five ring gas hob and dishwasher. Tiling to splash back areas. Space from fridge freezer. Skimmed ceiling with strip lighting. Two build in storage cupboards. Radiator. Ample room for dining table and chairs. Central heating boiler. Laminate flooring.



### Bedroom Four (17' 3" x 9' 5") or (5.27m x 2.88m)

A multi purpose room which has recently been used as a bedroom. This room overlooks the front via a UPVC double glazed window with venetian blinds to remain and radiator under. Emulsioned ceiling and walls and laminate flooring. Door leading into wet room.



### Wet Room (8' 7" x 5' 7") or (2.61m x 1.71m)

A fully tiled walk in wet room situated to the rear of the property with obscure UPVC double glazed window. Comprises of: WC, wash hand basin with chrome mixer tap and a large walk in shower with side screen and a wall mounted electric shower with hand rails. Radiator,

### Landing

Carpeted staircase to first floor landing. Skimmed ceiling with doors leading to all first floor rooms. Carpets.



### Bedroom One (13' 0" x 9' 7") or (3.95m x 2.91m)

Situated to the front of the property with two UPVC double glazed windows both with fitted venetian blinds to remain, radiator under. Skimmed walls and ceiling with laminate flooring.



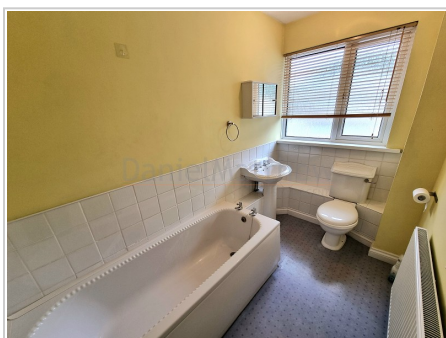
### Bedroom Two (12' 11" x 8' 4") or (3.94m x 2.53m)

Situated to the rear of the property with two UPVC double glazed windows both with fitted blinds to remain, radiator under. Skimmed walls and ceiling and fitted carpets.



### Bedroom Three (9' 5" x 7' 2") or (2.88m x 2.19m)

Situated to the front of the property with a UPVC double glazed window fitted venetian blinds to remain, radiator under. Skimmed walls and ceiling and fitted carpets.



### Bathroom

A three piece suite in white which includes a panelled bath, WC and pedestal wash hand basin. Tiling to splash back areas. Radiator. Vinyl flooring. UPVC obscure double glazed window with blind. Access to loft.



## Garden

Fully enclosed courtyard low maintenance laid to patio with gated access to the front. Outside tap. The front has ramped plus hand rail which leads to the front door.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

## Tenure

We are informed that the tenure is Freehold

## Council Tax

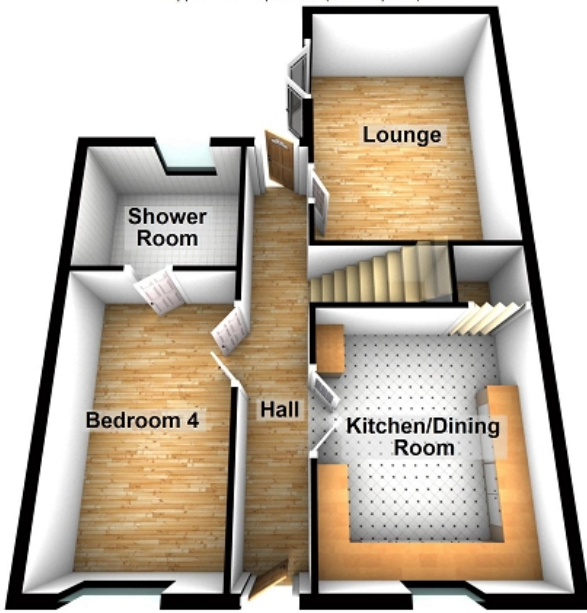
Band B

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### Ground Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 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.*