

25 Penybont Road  
Pencoed  
Bridgend County  
CF35 5PU

£189,950



- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- NO CHAIN
- Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Oil Central Heating
- In Need Of Modernisation
- Call Today To View On 01656 750764

Ref: PRA10626

Viewing Instructions: Strictly By Appointment Only

## General Description

Daniel Matthew Estate Agents are pleased to offer for sale this ideal family home, which is in need of modernisation throughout. A three bedroom semi detached property, situated on Penybont Road, within the popular location of Pencoed. Property comprises, hallway, two reception rooms, kitchen, inner hallway and WC. To the first floor three bedrooms and family bathroom. Further benefits are enclosed rear garden, driveway, close to great school catchment, doctors surgery and local amenities. Close to Junction 35 of the M4. Property has oil central heating, and is being sold with no ongoing chain. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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### Hallway

Enter via UPVC double glazed obscured door with side glass panels into hallway, papered ceiling, papered walls, fitted carpet, staircase leading to first floor, under stair's storage, doors leading into;-

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### Lounge (12' 0" Max x 11' 11") or (3.65m Max x 3.64m)

UPVC double glazed bay window to front aspect, papered ceiling, papered walls with picture rail, fitted carpet, radiator, gas fire place with surround.

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### Dining Room (11' 2" x 11' 0") or (3.40m x 3.35m)

UPVC double glazed window to rear aspect, papered ceiling, papered walls, fitted carpet, radiator.

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### Kitchen (7' 7" x 7' 3") or (2.32m x 2.22m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to inner hallway, a range of matching wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for under counter fridge/freezer.

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## Inner Hallway

UPVC double glazed obscured door leading into rear garden, polystyrene tiled ceiling, vinyl flooring, wooden doors leading into storage cupboard and WC.

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## WC

UPVC double glazed obscured window to rear aspect, polystyrene tiled ceiling, fitted carpet, low level WC.



## Landing

UPVC double glazed window to side aspect, papered ceiling, papered walls, fitted carpet, loft access, doors leading into:-

## Bathroom (7' 4" x 6' 4") or (2.24m x 1.93m)

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls, fitted carpet, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and electric overhead shower, radiator, cupboard housing water tank.



## Bedroom One (13' 3" x 11' 5") or (4.03m x 3.49m)

UPVC double glazed bay window to front aspect, papered ceiling, papered walls, fitted carpet, radiator.



## Bedroom Two (11' 7" x 11' 3") or (3.53m x 3.44m)

UPVC double glazed window to rear aspect, papered ceiling, papered walls, fitted carpet, radiator.



## Bedroom Three (7' 4" x 7' 0") or (2.23m x 2.14m)

UPVC double glazed window to front aspect, papered ceiling, papered walls, fitted carpet, radiator.



## Outside

Front - Brick boundary, driveway leading to garage, pathway leading to front door, laid to lawn and mature shrubs

Rear - Single Garage, driveway leading to garage, tiered garden with large patio area, laid to lawn, fenced boundaries.

## Services

Mains electricity, mains water, mains gas, mains drainage

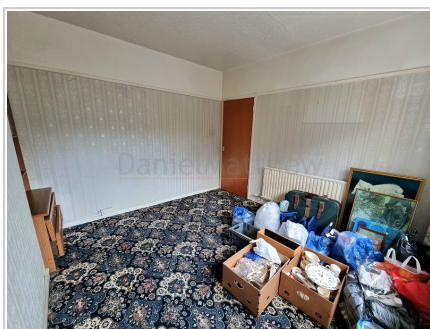
EPC Rating: F31

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C



*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.*