

3 Verland Way
Pencoed
Bridgend
CF35 6TY

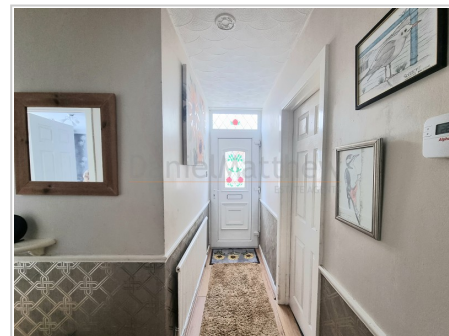
£209,950



- SEMI DETACHED DORMA BUNAGLOW
- GREAT POTENTIAL
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- DOWNSTAIRS BATHROOM
- FRONT AND REAR GARDEN
- DRIVEWAY
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- GREAT TRANSPORT LINKS, EASY ACCESS TO M4 CORRIDOR
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10647

Viewing Instructions: Strictly By Appointment Only



General Description

**** SEMI-DETACHED DORMA BUNGALOW **** Daniel Matthew Estate Agents are pleased to offer to the market this semi detached dorma bungalow with great potential, situated in the desirable location of Verland Way in Pencoed. Property comprises to the ground floor, hallway, lounge, two reception rooms which one could be used as a bedroom, kitchen, and bathroom. To the first floor, landing and three bedrooms. Further benefits are front and rear garden, driveway for off road parking. Pencoed is just a twenty minute drive to get to Cardiff and Swansea. Close to great school catchment, local amenities including doctors surgery, train station, great bus routes, takeaways, pubs, and local shops. Viewing's are highly recommended, please contact a member of our team today on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed door into hallway, textured ceiling, partially plain and papered walls with dado rail, wood effect laminate flooring, radiator, doors leading into;-



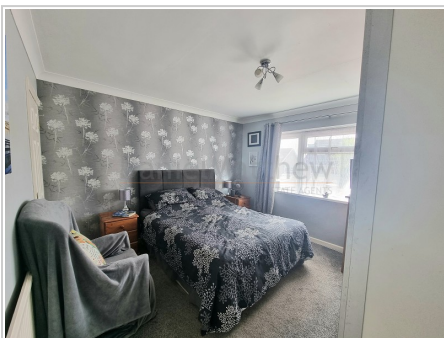
Lounge (13' 8" x 11' 11") or (4.17m x 3.63m)

UPVC double glazed window to rear aspect, texture ceiling with coving, plain walls, fitted carpet, radiator.



Kitchen (9' 1" x 11' 11") or (2.77m x 3.63m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, textured ceiling, plain walls, tiled flooring, tiled splashback, a range of matching light oak shaker style wall and base units with complimentary worksurfaces, electric oven with four ring gas hob and extractor fan, space for fridge/freezer, plumbing for washing machine, stainless steel sink with drainer and mixer tap, radiator. Would benefit from updating.



Bedroom Downstairs (12' 2" x 11' 11") or (3.71m x 3.63m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls with one featured papered wall, fitted carpet, radiator, built in cupboard.



Office/Bedroom/Playroom (9' 0" x 8' 7") or (2.74m x 2.62m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, wood effect laminate flooring, radiator, An ideal room which can be used as an office, bedroom or playroom.



Bathroom (6' 2" x 5' 7") or (1.88m x 1.70m)

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with with electric over head, radiator. Would benefit from updating.



Landing

Plain ceiling with coving, partially plain and papered walls with dado rail, fitted carpet, doors leading into;-



Bedroom One (17' 2" x 11' 9" Max) or (5.23m x 3.58m Max)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with one feature papered wall, fitted carpet, radiator, storage within the eaves.



Bedroom Two (11' 3" x 10' 3") or (3.43m x 3.12m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with one featured papered wall, wood effect laminate flooring, radiator.



Bedroom Three (8' 10" x 8' 9") or (2.69m x 2.67m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls with one featured papered wall, wood effect laminate flooring, radiator.



Outside

Front - Block paved driveway to front for several vehicles.

Rear - Enclosed rear garden, fenced boundaries, patio area with raised artificial lawn to the rear, mature shrubs, side access.

Garage - Single garage, up and over door with power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

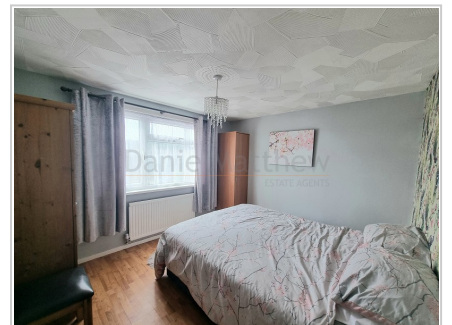
EPC Rating: D63

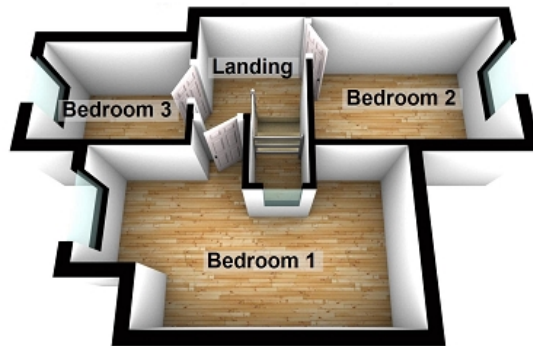
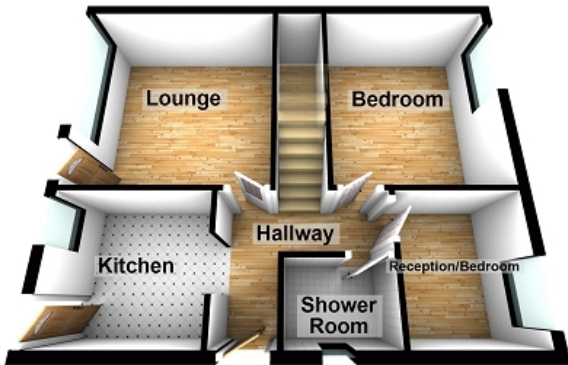
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.