

18 Coed Bach
Pencoed
Bridgend
CF35 6TF

£275,000



- Newly renovated throughout
- Detached bungalow
- Brand new kitchen and bathroom
- Two double bedrooms
- Ample off road parking
- Close to local amenities
- No Chain
- Garage
- Excellent M4 and Rail Links



Ref: PRA10863

Viewing Instructions: Strictly By Appointment Only

General Description

"" No Chain "" Situated in the heart of Pencoed, close to Woodlands playing fields all local amenities. Daniel Matthew are delighted to present this TWO BEDROOM DETACHED BUNGALOW. The property has been fully renovated throughout and consist of large open plan living and dining room, kitchen, two double bedrooms with the master boasting patio doors onto the rear garden and a family bathroom. The property boasts a rear garage and off road parking for several cars. MUST BE VIEWED

Accommodation

Entrance

Enter via UPVC door into hallway, plain walls, plain ceiling, radiator and access to all rooms.



Kitchen (8' 4" x 7' 1") or (2.53m x 2.15m)

UPVC double glazed window, Newly fitted kitchen with a range of wall and base units with complimentary worktops, composite sink with mixer tap, induction hob and electric oven with extractor over, plain walls, plain ceiling and laminate flooring.



Lounge (18' 5" x 19' 3") or (5.61m x 5.88m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring and radiator.



Shower Room (7' 1" x 4' 7") or (2.15m x 1.40m)



Bedroom One (12' 0" x 9' 6") or (3.67m x 2.89m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, storage cupboard, laminate flooring and radiator.



Bedroom Two (10' 4" x 10' 1") or (3.15m x 3.07m)

UPVC double glazed patio doors to rear aspect, plain walls, plain ceiling, laminate flooring and radiator.



Office (6' 10" x 7' 1") or (2.08m x 2.15m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring and radiator.



Outside

Front - Wall boundary with laid to lawn and drive.

Rear- Wall boundary, laid to lawn, laid to patio and access to the garage.

Garage

Up and over door.

Services

Mains electricity, mains water, mains gas, mains drainage

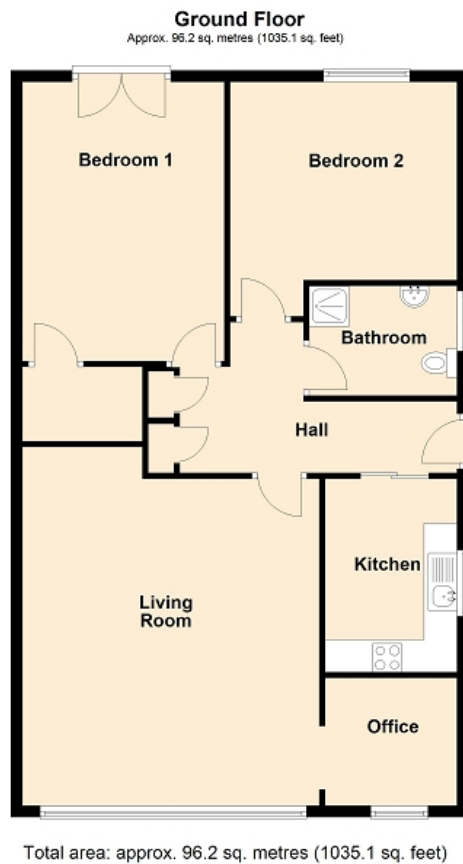
EPC Rating: C70

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.