



Alyson Way

Pencoed, Bridgend, CF35 6TP

£200,000



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McHattons Estate Agents are pleased to offer for sale in the charming area of Alyson Way, Pencoed, this delightful semi-detached dormer bungalow. It offers a perfect blend of comfort and convenience. With versatile accommodation the property offers four bedrooms, ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining plus a ground floor bedroom. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space for family gatherings.

The dormer bungalow features a well-appointed shower room, ensuring that your daily routines are both practical and comfortable. The layout of the home promotes a sense of flow, making it easy to navigate between rooms while enjoying the natural light that fills the space.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a peaceful environment, perfect for unwinding after a busy day.

This semi-detached bungalow on Alyson Way presents a wonderful opportunity for those looking to settle in a welcoming community. With its spacious living areas and convenient location, it is a property that truly deserves your attention. Do not miss the chance to make this charming property your new home.



Floor 0

Room	Dimensions (ft x in)	Dimensions (m x m)
Dining Room	12'1" x 10'0"	3.68 x 3.32
Living Room	17'0" x 10'10"	5.21 x 3.31
Bedroom	8'10" x 8'10"	2.70 x 2.71
Kitchen	9'10" x 8'10"	3.01 x 2.70
Bathroom	6'8" x 5'6"	2.05 x 1.69
Hallway	9'11" x 2'11"	3.04 x 0.89

Floor 1

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom	11'7" x 11'2"	3.53 x 3.42
Bedroom	5'6" x 8'2"	1.68 x 2.50
Bedroom	14'3" x 8'11"	4.36 x 2.74
Landing	6'0" x 11'0"	1.85 x 3.36

Approximate total area⁽¹⁾

Area Type	Area (ft²)	Area (m²)
Approximate total area ⁽¹⁾	937	87.1
Reduced headroom	7	0.7

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

An aerial photograph of a residential neighborhood. The area is densely packed with houses and streets. A blue location pin is placed in the center of the image, marking a specific point of interest. The surrounding landscape includes green fields and some larger buildings or industrial areas in the background. The Google logo is visible in the bottom left corner, and copyright information is at the bottom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		66	81
England & Wales		EU Directive 2002/91/EC	

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

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