



Bryn Rhedyn, Pencoed, Bridgend County.
CF35 6TL

£285,000

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EXTENDED three/four bedroom semi detached house situated in a CUL DE SAC location within Pencoed. The property comprises TWO RECEPTION ROOMS, modern fitted kitchen/diner, DOWNSTAIRS WET ROOM and WC, UTILITY, three bedrooms, UPSTAIRS BATHROOM, enclosed rear garden, large driveway and DETACHED GARAGE. Viewing highly recommended. NO CHAIN

£285,000

- Extended three/four bedroom semi detached house
- No chain
- Two reception rooms
- Cul de sac location/ EPC -C, Council tax band - C
- Downstairs wet room plus upstairs bathroom
- Modern fitted kitchen/diner/ Utility
- Garage/ off road parking



DESCRIPTION

Introducing this well presented extended three/four bedroom semi detached house comprising two reception rooms, modern fitted kitchen/diner, downstairs wet room and WC, utility, three bedrooms, upstairs bathroom, large driveway for approx three/four cars, detached garage and low maintenance enclosed rear garden. The property is situated within a cul de sac location in Pencoed. Viewing highly recommended. NO CHAIN

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor giving quick and easy access to Junction 35, and has a railway station making it an ideal location to access all major commutable destinations. There are many amenities offered within the town including several good primary schools and a comprehensive school, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

ENTRANCE

Via part glazed PVCu door with frosted glazed side panel leading into the entrance hall which is finished with emulsioned ceiling and walls, centre pendant light, smoke alarm, radiator, skirting and wood effect laminate flooring. Stairs leading to first floor. Doors leading off.

LOUNGE (12' 11" x 11' 4") or (3.94m x 3.45m)

Textured ceiling, centre light, coving, papered walls, gas fire set on marble hearth, back plate and surround to remain, large PVCu window overlooking the front garden with Venetian blinds to remain giving plenty of light to the room, skirting and a continuation of the wood effect laminate flooring.

L SHAPED KITCHEN/BREAKFAST ROOM (23' 7" max x 16' 4" max) or (7.19m max x 4.98m max)

Narrowing to 2.54m. Emulsioned ceiling, inset spot lights, smoke alarm, emulsioned walls with metro tiling to splash back areas, PVCu window overlooking the rear garden, PVCu sliding doors giving access to the rear garden with Venetian blinds to remain, skirting, radiator and a continuation of the wood effect laminate flooring. Modern fitted kitchen comprising a range of cream high gloss wall and base units with chrome handles and a complementary wood effect work surface. Stainless steel one and a half bowl sink with chrome mixer tap. Built in dishwasher and fridge/freezer. Range cooker to remain with overhead extractor. Built in pantry storage cupboard. Doors leading to utility and second reception room/ bedroom four.

RECEPTION 2/BEDROOM 4 (23' 8" x 8' 11") or (7.22m x 2.72m)

Emulsioned ceiling and walls, coving, two ceiling lights, radiator, PVCu French doors giving access to the rear garden with Venetian blinds to remain, skirting and fitted carpet.

UTILITY (7' 10" x 7' 1") or (2.40m x 2.15m)

textured ceiling, centre light, emulsioned walls, PVCu frosted glazed door leading out to the front of the property, electric radiator, skirting and slate effect tiled flooring. Beech base unit with complementary work surface. Stainless steel single bowl sink with chrome taps. Plumbing and space for washing machine and space for further under counter appliance. Combination boiler.



DOWNSTAIRS WET ROOM (5' 4" x 3' 8") or (1.63m x 1.13m)

Textured ceiling, centre light, extractor fan, marble effect respatex walls, wall mounted shower, shower seat and tiled flooring.

DOWNSTAIRS W.C. (5' 2" x 3' 9") or (1.57m x 1.15m)

Textured ceiling, centre light, part emulsioned/part tiled walls, PVCu frosted glazed window overlooking the side of the property. Two piece suite comprising WC and wash hand basin.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Emulsioned ceiling and walls, access to loft, smoke alarm, centre light, PVCu window overlooking the side of the property, skirting and fitted carpet. Built in storage cupboard. Doors leading to bedrooms and bathroom.

BEDROOM 1 (13' 0" x 9' 11") or (3.95m x 3.03m)

Overlooking the front of the property via large PVCu window with Venetian blinds and views over the woodlands, emulsioned ceiling and walls, centre light, coving, radiator, skirting and fitted carpet.

BEDROOM 2 (10' 10" x 9' 11") or (3.31m x 3.02m)

Overlooking the rear of the property via PVCu window and finished with emulsioned ceiling and walls, centre light, coving, radiator, skirting and wood effect laminate flooring.

BEDROOM 3 (9' 7" x 7' 6") or (2.91m x 2.28m)

Overlooking the front of the property via PVCu window with Venetian blinds to remain and finished with emulsioned ceiling and walls, centre light, skirting and fitted carpet.

BATHROOM

Tiled walls, PVCu frosted glazed window overlooking the rear garden. Three piece suite in white comprising WC, pedestal wash hand basin with mixer tap and Jacuzzi bath with overhead mixer shower and glass screen.

OUTSIDE

Enclosed tiered rear garden bounded by block wall, low maintenance with large modern composite decking area ideal for garden furniture, area laid to gravel, raised borders for planting, small greenhouse to remain, steel shed to remain with electric.

Low maintenance front garden bounded by dwarf wall and laid to lawn with raised border. Outside tap. Large driveway for parking three/four cars.

DETACHED GARAGE (19' 1" x 9' 8") or (5.81m x 2.94m)

Electric roller door. Power installed. Window overlooking the rear of the garage.


STORAGE (9' 3" x 7' 2") or (2.83m x 2.18m)

Metal shed to remain. Power installed.



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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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