



Caeau Duon, Pencoed, Bridgend County.
CF35 6SW

£229,950

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Positioned at the head of the cul-de-sac this 2 bedroom detached bungalow comprises entrance hallway, 2 double bedrooms, lounge, kitchen and dining room, bathroom and separate WC. Rear garden with summer house and driveway parking to the side. Walking distance of central Pencoed.

£229,950 - Freehold

- Two bedroom detached bungalow
- Corner position at the head of the cul-de-sac
- Walking distance from Pencoed high street and railway station
- Two double bedrooms
- EPC - / Council tax - C



DESCRIPTION

Positioned at the head of the cul-de-sac this 2 bedroom detached bungalow comprises entrance hallway, 2 double bedrooms, lounge, kitchen and dining room, bathroom and separate WC. Rear garden with summer house and driveway parking to the side. Walking distance of central Pencoed.

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.

Key Features

FREEHOLD

Two double bedrooms

Good off road parking

Summerhouse

Flat walking distance to doctors and local shops

ENTRANCE

Entrance via part glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Coved ceiling, papered walls, half height feature dado rail, skirting and fitted carpet. Access to loft storage.

BEDROOM 1 (10' 8" x 8' 6") or (3.25m x 2.60m)

Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind. Finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.

LOUNGE (15' 9" x 11' 6") or (4.80m x 3.50m)

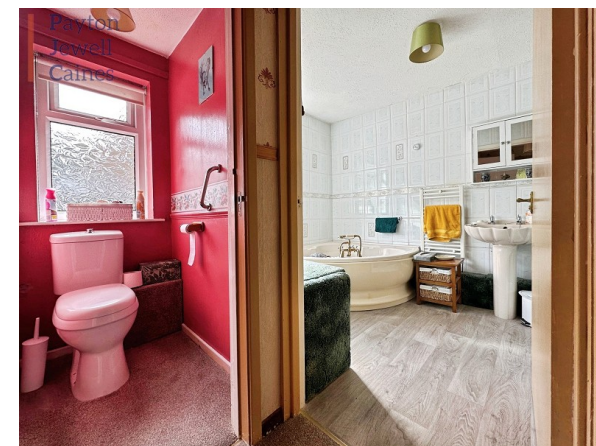
Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind. Coved ceiling, central light fitting, papered walls, skirting and fitted carpet. Featured coal electric fire place with wooden mantle. Built in shelving in both corners.

BEDROOM 2 (13' 9" x 13' 5") or (4.20m x 4.10m)

Overlooking the rear via PVCu double glazed window with fitted vertical blind. Coved ceiling, papered walls, skirting and fitted carpet. Double fitted wardrobe housing the wall mounted combination boiler.

DINING AREA (9' 2" x 5' 11") or (2.80m x 1.80m)

Overlooking the rear via PVCu double glazed window with fitted roller blind. Coved ceiling, central strip lights, papered walls, skirting and fitted carpet. Serving hatch through into the kitchen (dividing wall is stud partitioning).



KITCHEN (10' 10" x 8' 2") or (3.30m x 2.50m)

Dual aspect natural light via PVCu double glazed window overlooking the rear of the property and a part glazed PVCu door leading out to the side driveway. Coved ceiling, central fluorescent strip light, emulsioned walls and vinyl flooring. A range of low level and wall units with a complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer. Space for gas cooker with integrated extractor hood. Space for high level fridge/freezer and plumbing for automatic washing machine.

BATHROOM

PVCu frosted glazed window with fitted roller blind to the side. Full height ceramic tiles to the wall and vinyl flooring. Three piece suite comprising wash hand basin, corner bath with mixer tap and shower hand attachment and a large walk in shower with fully glazed sliding door housing a wall mounted electric shower. Fitted storage cupboard.

OUTSIDE

Enclosed rear garden laid to lawn with summer house to remain and brick built storage shed. Side driveway suitable for parking up to three cars and an enclosed front garden with ramp access to the front door. Laid to lawn with mature trees and shrubs.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
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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