



Hafan Deg, Pencoed, Bridgend County.
CF35 6YG

£189,995

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Three bedroom semi detached house comprising entrance hall, lounge, kitchen/diner, utility/w.c. first floor bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE.

£189,995 - Freehold

- Three bedroom semi detached house
- Kitchen/diner
- Utility / w.c.
- Enclosed rear garden
- Off road parking and garage
- EPC - D / Council tax -B



DESCRIPTION

Introducing this three bedroom semi detached house comprising entrance hall, lounge, kitchen/diner, utility/ w.c. first floor bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE.

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 PORCH (3' 8" x 2' 11") or (1.13m x 0.88m)

Via part frosted glazed PVCu front door into the entrance porch finished with emulsioned and coved ceiling, emulsioned walls, skirting and tiled flooring. Painted glazed wooden door leading into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear garden, skirting and a continuation of the tiled flooring. Doors leading to kitchen/diner, lounge, downstairs WC/utility. Door leading to the stairs which lead to the first floor.

KITCHEN/DINER (15' 2" x 13' 1") or (4.63m x 3.98m)

Emulsioned ceiling with sunken chrome spot lights, coving, emulsioned walls, large PVCu double glazed window overlooking the front of the property, radiator and tiled flooring. A range of wall and base units in a shaker style cream with complementary roll top work surface. Space for freestanding gas cooker to remain and overhead chrome extractor fan. Space for dishwasher that can also remain. Space for freestanding fridge/freezer that can also remain. Inset stainless steel sink with chrome mixer tap. Space for good sized family dining room table and chairs. Door to large built in storage cupboard with shelving and power.

LOUNGE (16' 1" max x 12' 11" max) or (4.91m max x 3.94m max)

Emulsioned and coved ceiling, centre light, emulsioned walls with two feature papered walls, feature chimney breast with electric fire, marble hearth, surround and wooden mantel, large aluminium double glazed sliding door leading out to the rear garden, radiator, skirting and wood effect laminate flooring.

DOWNSTAIRS UTILITY/W.C. (7' 11" max x 6' 10" max) or (2.42m max x 2.08m max)

Emulsioned ceiling with sunken chrome spot lights, tiled walls with centre strip, frosted PVCu double glazed window overlooking the rear of the property and tiled flooring. Built in storage cupboard with complementary roll top work surface. Space for washing machine and tumble dryer. Low level WC.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Emulsioned and coved ceiling, pendant light, emulsioned walls with one feature papered wall, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

BEDROOM 2 (13' 1" max x 8' 1" max) or (3.99m max x 2.47m max)

Emulsioned and coved ceiling, sunken spot lights, emulsioned walls, two PVCu double glazed windows overlooking the rear of the property, radiator, skirting and wood effect laminate flooring. Built in storage cupboards.



BEDROOM 3 (9' 10" x 7' 9") or (2.99m x 2.35m)

Emulsioned ceiling, centre pendant light, access to loft, emulsioned walls, wall mounted gas combination boiler, double built in wardrobe with mirror fronted sliding doors, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet.

BATHROOM (9' 9" x 5' 3") or (2.98m x 1.60m)

Emulsioned ceiling with sunken spot lights, fully tiled walls wall mounted mirror, glass shelf, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the side of the property and tiled flooring. Four piece suite comprising low level WC, vanity sink unit with chrome taps, freestanding corner shower with folding glass screen and overhead chrome mixer shower, bath with chrome mixer tap and hand held shower attachment.

BEDROOM 1 (13' 1" x 12' 4") or (3.98m x 3.77m)

Emulsioned and coved ceiling with sunken chrome spot lights, emulsioned walls, triple built in wardrobe with three sliding glass fronted doors, built in shelving, two PVCu windows overlooking the front of the property, radiator, skirting and wood effect laminate flooring.

OUTSIDE

Nice sized courtyard enclosed garden with a rear access gate. Area of planting with a raised border. Laid to Porcelain patio. Outside tap and outside lighting.

Off road parking to the front of the property leading to garage. The front garden is mainly laid to decorative stone with some raised planting borders and space for further shrubs. Galvanised gates leading to the garage.

GARAGE

Traditional up and over door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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