



23, Heol Las
Bridgend, CF35 6YN

Watts
& Morgan



23, Heol Las

Pencoed, Bridgend CF35 6YN

£250,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented three bedroom end terrace property situated in a popular location in the village of Pencoed. The property is located within walking distance of Pencoed Train Station, village shops, amenities and schools and offering great access to Junction 35 of the M4 for commuters and a just a short drive from Bridgend Town Centre. The property has been modernised to a high standard by the current owners comprising of entrance hall, lounge, second reception room/office, WC and kitchen/ breakfast room. First floor landing, two generous double bedrooms, one single room and a modern bathroom. Externally offering a private driveway to the front with off-road parking and a generous landscaped rear garden. EPC Rating "C"

Directions

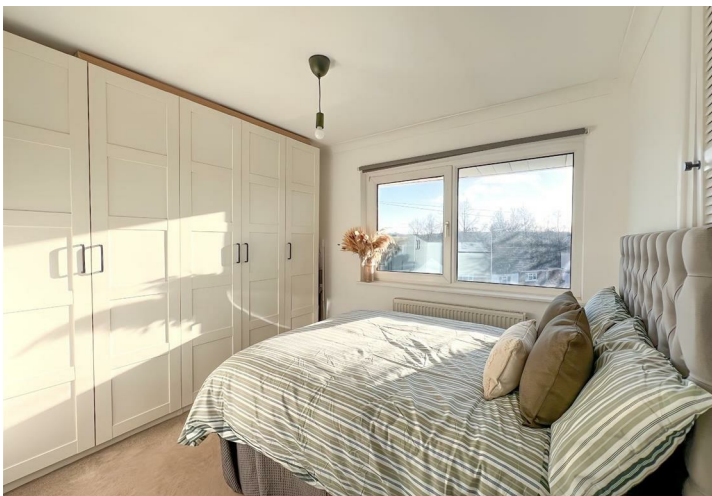
Bridgend town centre - 4.0 Miles
Cardiff City Centre- 19.0 Miles
J35 of the M4 Motorway - 2.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with laminate flooring and carpeted staircase to the first floor. The hallway benefits from a handy understairs storage cupboard and all doors lead off. Double doors into the main living room which is a great size reception room with continuation of the oak effect laminate flooring, windows to the front and a fully glazed door with adjacent glazed panel opening out to the rear garden. There is a bespoke media wall with LED lighting and recessed for television and oak panelling. The sitting room is a versatile second reception room with laminate flooring, windows overlooking the front and a door leading into the ground floor cloakroom. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin set within vanity unit with ample space for storage, laminate flooring and a window to the side. To the rear is the kitchen/breakfast room. The kitchen has been fitted with a range of shaker style wall and base units with complementary work surfaces over, there is a central feature island with space for high stools. The kitchen benefits from recessed spotlighting, laminate flooring, windows overlooking the rear garden and a partly glazed PVC door out to the side. Integrated appliances to remain include 4-ring gas hob with oven, grill and extractor hood over, integrated dishwasher and a ceramic sink with mixer tap. There is space provided for a freestanding American style fridge freezer and space for a freestanding washing machine.

The first floor landing offers carpeted flooring, window to the rear overlooking the rear garden, built-in storage and access to the loft hatch. Bedroom one is a generous main bedroom with carpeted flooring, windows overlooking the front, there is a wall mounted TV unit and recess for wardrobes, Bedroom two is a second double bedroom with carpeted flooring, windows to the front and recess for wardrobes. Bedroom three is a great size third bedroom with carpeted flooring, built-in storage cupboard and windows to the side. The bathroom has been fitted with a modern 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin with Matte Black finishings, part tiling to the walls, laminate flooring and window to the rear. The bathroom further benefits from a ladder radiator and recessed spotlighting.

GARDENS AND GROUNDS

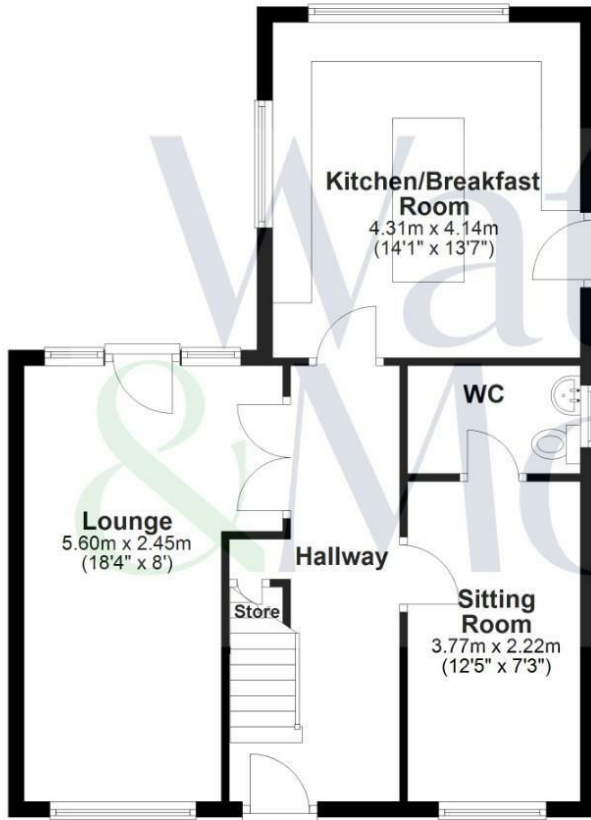
Approached off Heol Las No.23 benefits from a driveway to the front with off-road parking for one vehicle, there are steps and a footpath leading up to the front door. There is a timber gate providing side access around to the rear garden. To the rear of the property is a fully enclosed superb sized garden benefiting from a concrete area with a pathway providing front and side access, the remainder of the garden is laid to lawn with a landscaped raised decked area perfect for outdoor furniture with a timber framed pergola and outdoor storage shed.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "C"

Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)

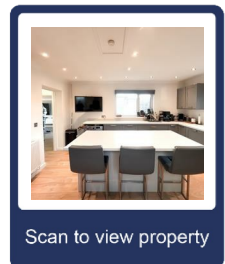


Total area: approx. 99.4 sq. metres (1070.4 sq. feet)

23 Heol Las, Pencoed



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		
England & Wales		EU Directive 2002/91/EC



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