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GOLD WINNER

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18 Maerdy Park, Pencoed, Bridgend, Bridgend County. CF35 5HJ



£200,000

Main Features

- Stylish 2 double bedroom semi detached home
- 2 reception rooms
- Sun lounge
- Family bathroom and shower room
- Landscaped and South facing garden
- Situated on the outskirts of the town convenient location for local school and amenities
- Approximately 12 miles West of Cardiff, 5 miles from Bridgend Town Centre
- 8.5 miles from the coastline at Ogmore by Sea and 1 mile from the M4 at Junction 35
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: C

General Information

STYLISH 2 DOUBLE BEDROOM, 2 BATHROOM, 2 RECEPTION ROOM SEMI DETACHED HOME WITH LANDSCAPED SOUTH FACING REAR GARDEN, SUN LOUNGE & BLOCK PAVED DRIVEWAY

Situated within a small development within approx 1/4 mile from The Village centre, this deceptively spacious home boasts accommodation comprising ground floor vestibule, hallway, open plan lounge, dining room, sun lounge, fitted kitchen, modern double shower room, first floor landing, family 4 piece bathroom, 2 spacious double bedrooms.

The property benefits from mainly uPVC double glazing and combi gas central heating.

Situated on the outskirts of the town convenient location for local school and amenities. Pencoed itself is a small town located in Bridgend County, South Wales. It is situated approximately 12 miles West of Cardiff, 5 miles from Bridgend Town Centre. 8.5 miles from the coastline at Ogmore by Sea and 1 mile from the M4 at Junction 35.

LOCATION

Pencoed is known for its picturesque setting, surrounded by rolling hills and green countryside. The town has a population of around 9,000 people.

The town grew significantly during the industrial revolution, with the establishment of coal mines and ironworks. Today, Pencoed has evolved into a residential and commuter town, with a mix of modern housing developments and older, traditional buildings.

The town offers a range of amenities and facilities for its residents, including shops, schools, and leisure facilities. Pencoed is well-connected to neighbouring towns and cities, with good transport links including a railway station and easy access to major road networks.

GROUND FLOOR

Vestibule

uPVC glazed front door. Tiled floor. Boxed in electric meter. uPVC is internal door to..

Hallway

Tiled floor. Plastered walls and ceiling. Radiator. Wall mounted electrical consumer unit. White colonial style panelled doors to living rooms, kitchen, store cupboard and shower room.

Kitchen

uPVC double glazed window and door to rear. Fitted day and night blind. Fitted kitchen finished with white gloss doors with brushed steel handles. Granite effect worktops. One and a half bowl porcelain sink unit with mixer tap. Tiled splashback. Integral oven, grill, ceramic hob and extractor hood. Plumbed for washing machine and dishwasher. Spaces for under counter fridge and freezer. Tiled floor. Radiator.

Dining Room

Parquet wood block floor. Plastered walls and ceiling. Radiator. Aluminium double glazed patio doors to..

Sun Lounge

uPVC double glazed full length windows and French doors to garden. Cushion flooring. uPVC clad ceiling. Radiator. Fitted vertical blinds.

Shower Room

uPVC window to side. Fitted contemporary three piece double shower suite comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with monobloc tap set in vanity unit, tiled double shower cubicle with rainstorm mixer shower and hair wash spray. Part tiled walls. Illuminated vanity mirror. Plastered walls and ceiling. Inset ceiling spotlights. Extractor fan.

Lounge

uPVC double box window to front. uPVC double window to side. Fitted venetian blinds. Laminate flooring. Plastered walls and ceiling. Two radiators. TV connection. Telephone connection. Wall mounted gas central heating thermostat. Chrome spindled and carpeted quarter turn staircase to 1st floor.

FIRST FLOOR

Landing

Loft access. Fitted carpet. Plastered walls and ceiling. Double glazed skylight window to front.

Family Bathroom

Fitted four piece suite in white comprising close coupled WC, pedestal hand wash basin, panelled bath and shower cubicle with electric shower. Part tiled walls. Tiled floor. Skylight window to rear. Radiator. Airing cupboard with uPVC window, shelves and combi gas central heating boiler. Plastered walls. Textured and coved ceiling.

Bedroom 1

Two double glazed skylight windows to front. Fitted wardrobes. Laminate flooring. Radiator. Entrance to attic eaves.

Bedroom 2

Two double glazed skylight windows to rear. Laminate flooring. Radiator.

EXTERIOR

Front Garden

Open plan front garden laid with decorative stone and block paving. Parking for two cars. External gas meter box. External light. Planting border. Access to main entrance door. Gated paved pathway to side, leading to..

Rear Garden

South West facing rear garden laid with paved patio and decorative stone filled planting beds. Ornamental shrubs and trees. Wood fencing. Garden shed. Water tap. Access to sun lounge and kitchen.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Combi

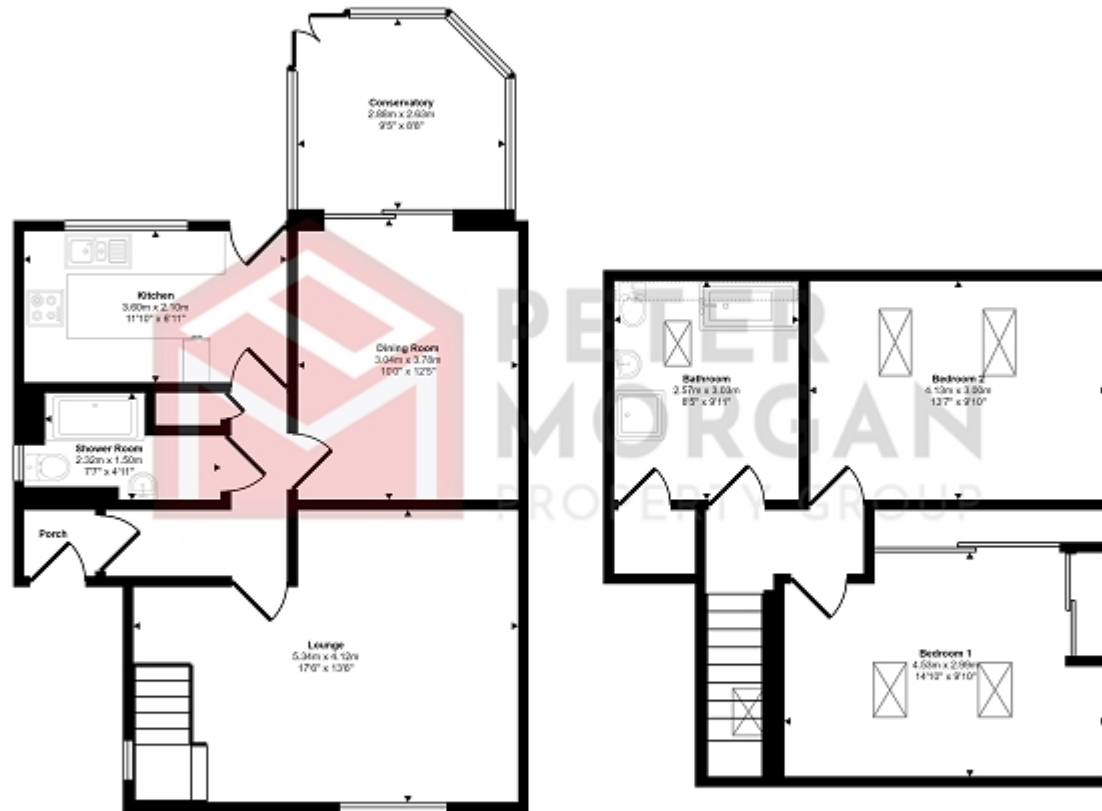
Tenure Freehold








Approx Gross Internal Area
100 sq m / 1081 sq ft




Ground Floor
Approx 57 sq m / 616 sq ft

First Floor
Approx 43 sq m / 465 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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