



Vale Reach

£245,000

- Popular cul de sac location
- Open plan kitchen/diner
- Off road parking/ Garage
- Council Tax Band D
- Pretty enclosed landscaped rear garden
- Modern three bedroom semi detached house
- EPC Rating: D



3 3 1



About the property

Three bed semi detached property offered for sale with in the popular area of Pencoed. The property is situated within close proximity to local schools, shops and the M4 corridor

Accommodation

Entrance

PVCu front door, wall mounted fuse box, UPVc double glazed window to the side and fitted carpet.

Lounge

13' 1" x 9' 10" (3.99m x 3.00m)

UPVC to front, coved ceiling and fitted carpet, under stairs storage cupboard and door way through to the kitchen/diner.

Kitchen/dining Room

14' 11" x 9' 10" (4.55m x 3.00m)

UPVC to rear, aluminium sliding patio door, spot lights and light fitting. tiled floor, with a range of mounted kitchen units such as, an inset sink with mixer tap and drainer and integrated oven with four ring gas hob. Space for washing



machine and Fridge/freezer. Combi boiler situated in the kitchen.

W.C

UPVC glazed window to the front, two piece suite comprising WC and wall mounted wash hand basin.

Garage

Traditional up and over door, central fluorescent strip light and power installed. Courtesy door to rear garden.

Bathroom

UPVC glazed window to the rear, three piece suite comprising WC, wash and hand basin and bath with over bath shower.

Bedroom One

13' 1" x 9' 10" (3.99m x 3.00m)

UPVC to the front, carpet, fitted wardrobes and ensuite shower room.

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Floorplan



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