



52 Penprysg Road, Pencoed – CF35 6RH
Bridgend

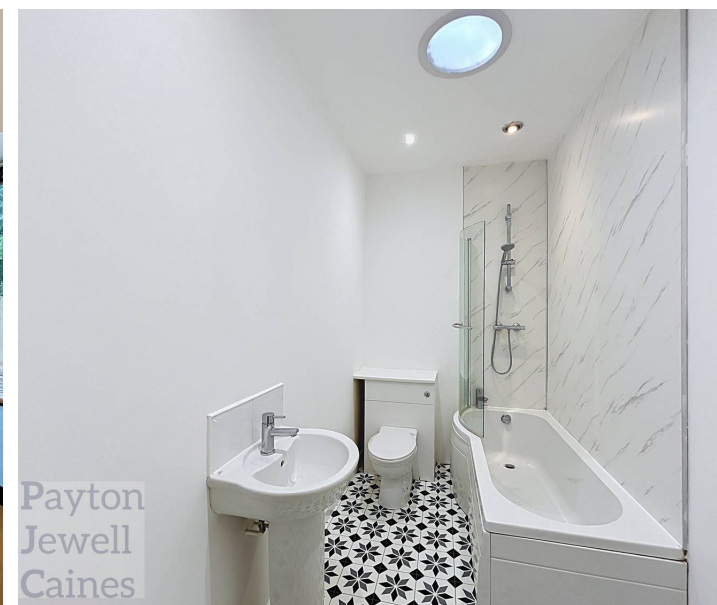
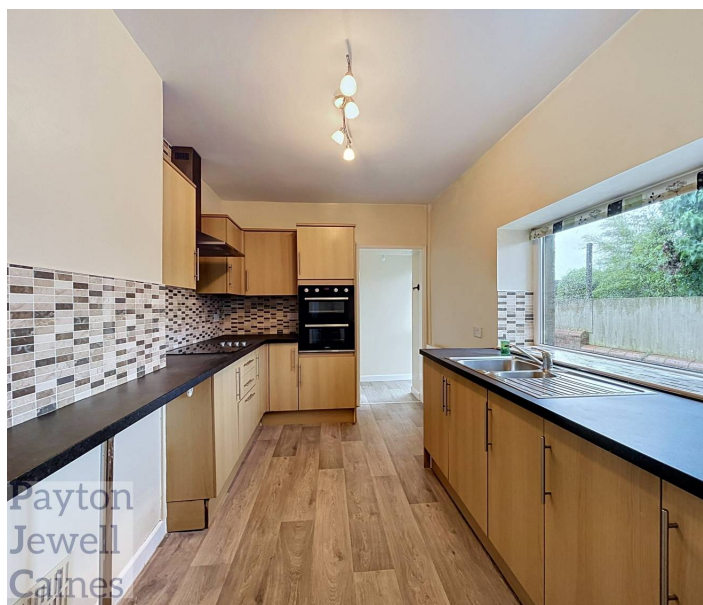
£235,000

52 Penprysg Road

Pencoed, Bridgend

This well-presented three bedroom end of terrace house offers spacious and versatile living accommodation, ideal for families or professionals seeking a comfortable home. The property features an inviting open plan lounge and dining area, creating a bright and sociable space perfect for entertaining or relaxing. The kitchen is thoughtfully designed with ample storage and worktop space, while a separate utility area and downstairs WC provide added convenience for busy households. Upstairs, three well-proportioned bedrooms offer flexibility for family members, guests, or home working, complemented by a modern family bathroom. The property benefits from off road parking for approximately two/ three vehicles. Neutral décor throughout allows for immediate move-in, while the layout is practical for day-to-day living. Located in a popular residential area, this home is within easy reach of local amenities, schools, and transport links, making it a superb choice for those seeking both comfort and convenience. Early viewing is highly recommended to appreciate the quality and space on offer in this attractive end of terrace house.

- Three bedroom end of terrace
- Open plan lounge/diner
- Kitchen
- Utility/Downstairs WC
- Family bathroom
- Low maintenance rear garden
- Off road parking
- No ongoing chain





Entrance

Via PVCu part frosted glazed front door into the entrance hall with emulsioned ceiling, centre pendant light, wall mounted electric consumer box, smoke alarm, radiator and fitted carpet. Door leading to lounge/diner. Stairs leading to the first floor.

Open plan lounge/diner

21' 9" x 13' 0" (6.63m x 3.96m)

Emulsioned ceiling, two centre lights, PVCu double glazed window overlooking the front and rear, two radiators and a continuation of the fitted carpet. Feature electric fireplace with wooden mantel, surround and marble hearth. Door to under stair storage cupboard with lighting. Door into the kitchen.

Kitchen

12' 6" x 8' 6" (3.80m x 2.58m)

Emulsioned ceiling, centre spot lights, tiling to splash back areas, PVCu double glazed window overlooking the side of the property, radiator and wood effect vinyl flooring. A range of wall and base units with complementary roll top laminate work surfaces. Inset one and a half stainless steel sink with chrome mixer tap. Four ring electric hob with overhead chrome extractor fan. Built in double electric oven. Opening into the inner hallway.



Inner hallway

Emulsioned ceiling, centre pendant light, PVCu frosted double glazed door leading out to the rear garden and a continuation of the vinyl flooring. Door leading to utility/ downstairs WC.

Utility/downstairs WC

8' 8" x 5' 10" (2.65m x 1.79m)

Emulsioned ceiling, centre pendant light, tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the rear of the property and a continuation of the vinyl flooring. A range of wall and base units with complementary roll top work surface. Inset one and a half stainless steel sink. Space and plumbing for washing machine. Low level WC.

First floor landing

Via stairs with fitted carpet and spindle balustrade. Emulsioned ceiling, centre light, smoke alarm, access to loft radiator and fitted carpet. Doors leading to three bedrooms and family bathroom.

Bedroom 1

15' 5" x 10' 4" (4.71m x 3.16m)

Emulsioned ceiling, centre pendant light, two large PVCu double glazed windows overlooking the front of the property, radiator and a continuation of the fitted carpet.

Bedroom 2

12' 5" x 8' 3" (3.78m x 2.51m)

Emulsioned ceiling, pendant light, PVCu double glazed window overlooking the rear, radiator, built in storage cupboard housing gas boiler and fitted carpet.

Bedroom 3

9' 9" x 6' 10" (2.96m x 2.08m)

Emulsioned ceiling, centre pendant light, PVCu double glazed window overlooking the rear of the property, radiator and exposed wooden floorboards.

Family bathroom

9' 9" x 5' 5" (2.96m x 1.65m)

Emulsioned ceiling with sunken spot lights, aqua panels to the bath/shower area, wall mounted chrome towel radiator and tile effect vinyl flooring. Three piece suite comprising low level vanity WC, pedestal sink with chrome mixer tap and tiling to splash back areas, P shaped bath with chrome mixer tap and overhead chrome mixer shower.

Outside

Good sized enclosed and private low maintenance rear garden mainly laid to patio. Side access gate. Rear access gate. Outside stone storage building. Outside lighting and outside tap. Off road parking to the front of the property for approx. Two vehicles. Raised borders with shrubs. Paved pathway leading to the front door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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