



**19 Heol-yr-Onnen, Pencoed – CF35 5PF**  
Bridgend

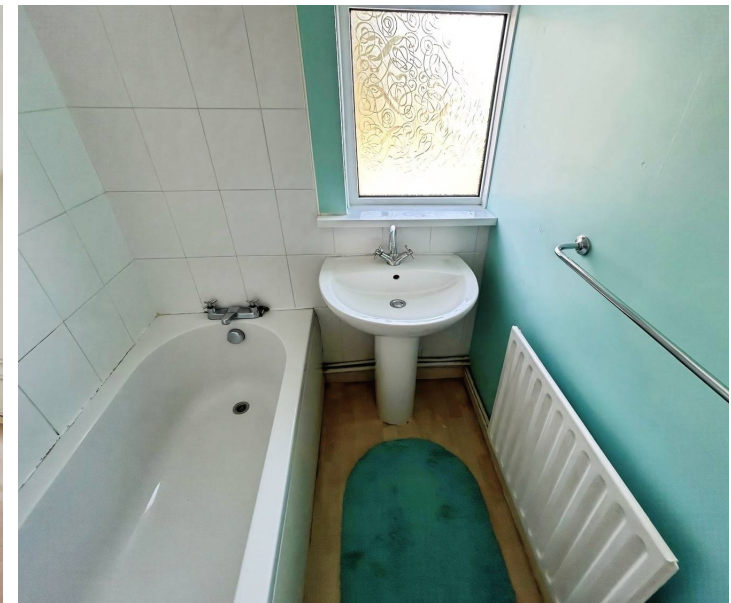
**£115,000**

# 19 Heol-yr-Onnen

Pencoed, Bridgend

Welcome to this two bedroom flat, perfect for first-time buyers or investors. The property is offered with no chain, making the moving process that bit smoother. Inside, you'll find a bright and spacious living area, ideal for relaxing or entertaining friends. The kitchen is well laid out, providing plenty of cupboard space and room for all your appliances. Both bedrooms are comfortable and well-proportioned, with space for wardrobes and additional furniture. The bathroom is functional. Storage won't be a problem here, as the flat comes with handy built-in cupboards and extra space in the hallway. The property also includes driveway parking and a garage. This flat is leasehold. Located close to local amenities, shops, and transport links, you'll have everything you need within easy reach. Whether you're starting out or looking for an easy-to-maintain home, this flat has plenty to offer. Book your viewing today and see for yourself what makes this property such a great opportunity.

- Two bedroom flat
- Leasehold
- Enclosed rear garden
- Driveway parking and garage
- NO CHAIN





### Entrance

Via the side, PVCu part glazed door with fitted part glazed panel leading into the porch.

### Porch

8' 6" x 3' 3" (2.59m x 0.99m)

Papered ceiling and walls, skirting and fitted carpet. Consumer unit and stairs leading to the first floor.

### Landing

Papered ceiling and walls, fitted carpet, radiator and storage radiator. Large walk in storage cupboard and doors leading off.

### Lounge

16' 5" x 11' 3" (5.01m x 3.42m)

Overlooking the front of the property via a large PVCu window and finished with textured ceiling, centre light, part papered / textured and skimmed walls, wall lights, skirting and fitted carpet. Storage radiator and large storage cupboard. Chimney breast with tiled fire and electric fire.

### Kitchen

10' 4" x 8' 9" (3.14m x 2.67m)

Skimmed ceiling and walls, skirting, oak effect laminate flooring, PVCU window overlooking the rear, radiator and storage radiator. A range of wall and base units in shaker style white with light beech work tops, stainless steel sink with chrome mixer tap. Built in single oven with electric hob. Large storage cupboard.



**Bedroom 1**

11' 1" x 11' 6" (3.39m x 3.50m)

Emulsioned ceiling, centre light, papered walls, skirting, fitted carpet, radiator and PVCu window overlooking the front of the property.

**Bedroom 2**

10' 5" x 8' 9" (3.17m x 2.67m)

Emulsioned ceiling and walls, skirting, fitted carpet, radiator, PVCu window overlooking the rear garden and built in storage cupboard housing the water tank.

**Bathroom**

5' 2" x 4' 5" (1.58m x 1.34m)

Emulsioned ceiling and walls, skirting, vinyl flooring, radiator and obscured window to the rear of the property. Two piece suite comprising bath with fully tiled walls and wall mounted shower and pedestal wash hand basin.

**WC**

5' 2" x 2' 7" (1.57m x 0.78m)

Papered ceiling, emulsioned walls, skirting, vinyl flooring, obscured window to the rear of the property and low level WC.

**Outside**

Open low maintenance frontage laid to lawn with driveway for 2/3 vehicles leading to the garage with up and over door. Side access to the enclosed rear garden, laid to lawn and patio, bound by block, feather boarded edging and mature trees.

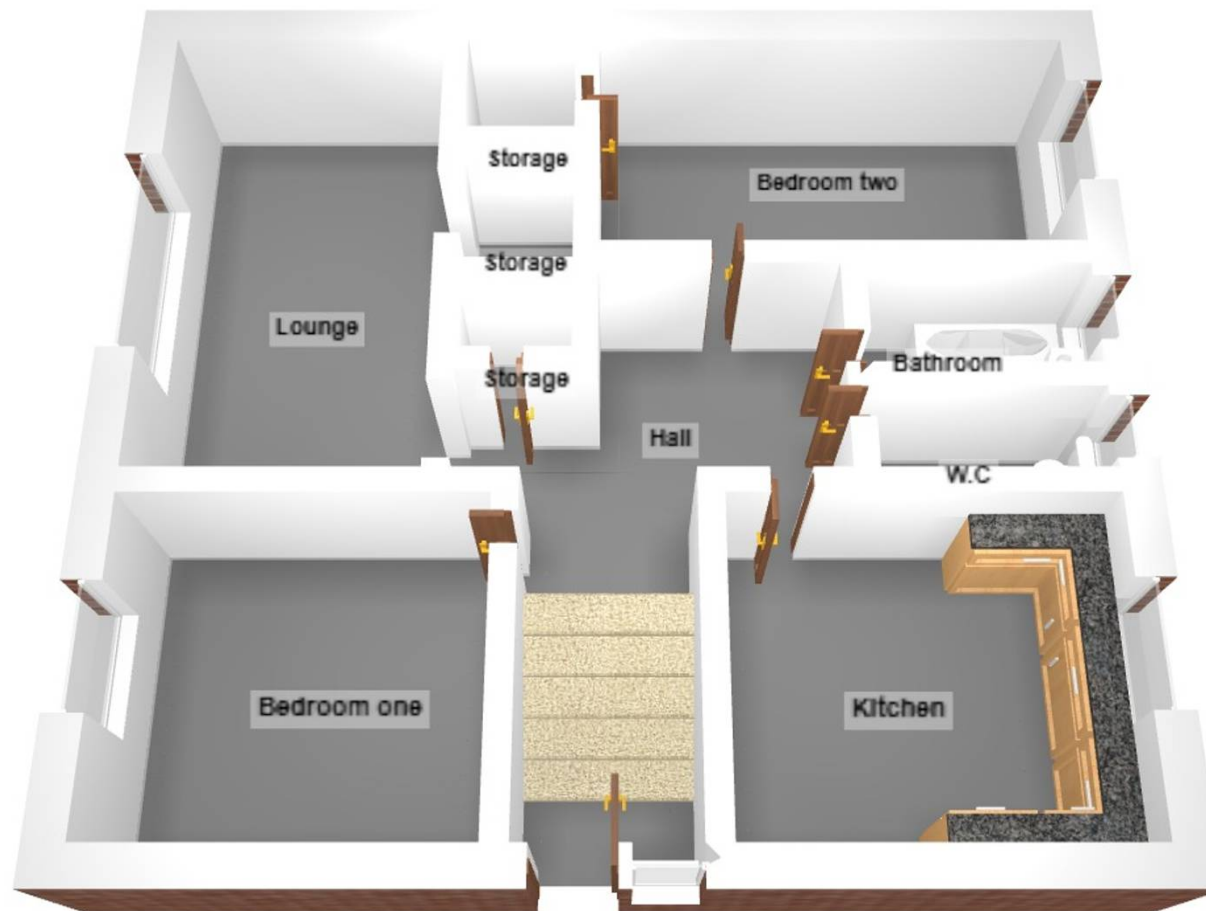
**NOTE**

Leasehold Lease Term: 125 years from 13 April 1989 Ground rent: Peppercorn Service charge: £200 per annum

**Garage**

Up and over door.





## Payton Jewell Caines

Payton Jewell & Caines Estate Agents, 5C Penybont Road – CF35 5PY

01656869000 • [pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk) • [pjchomes.co.uk/](http://pjchomes.co.uk/)

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