



38 Maes Y Wern, Pencoed – CF35 6TE

Bridgend

£250,000

38 Maes Y Wern

Pencoed, Bridgend

Welcome to this inviting four-bedroom semi-detached house, perfect for families or anyone looking for a little extra space. Step inside and you'll find a bright and spacious living area. The kitchen offers plenty of room. There is a handy downstairs WC and two storage cupboards in the passage area. Upstairs, all four bedrooms are well-proportioned and versatile, so you can set up a home office, guest room, or playroom to suit your lifestyle. The main features everything you need. There's also plenty of storage throughout the house, so keeping things tidy is easy. The large garage and driveway provide ample parking and extra storage for bikes, tools, or even a home gym (if that's on your wish list). This home is ready for you to move in and make it your own, offering a great balance of comfort, convenience, and flexible living spaces. If you're looking for a welcoming home with room to grow, this one is well worth a look.

- Four bedrooms
- Downstairs WC
- Front and rear gardens
- Large Garage & Driveway Parking
- Semi-detached





Lounge

17' 10" x 12' 1" (5.43m x 3.69m)

Measurements to the widest point. Textured and coved ceiling, two centre lights, papered walls, skirting and fitted carpet. Large PVCu bay window overlooking the front of the property. Two radiators. Chimney breast with feature fireplace to remain.

Entrance

Via PVCu part glazed door leading into the entrance hall finished with emulsioned and coved ceiling, centre light, emulsioned and papered walls, skirting, radiator and wood effect laminate flooring.

Kitchen

16' 2" x 6' 9" (4.94m x 2.05m)

Emulsioned ceiling and walls, inset spot lights, skirting and tile effect laminate flooring. PVCu window overlooking the front of the property and PVCu window overlooking the side of the property giving plenty of natural light. A range of wall and base units in cream with complementary quartz effect square edge work surface with upstand. Built oven with four ring gas hob and extractor fan. One and a half bowl sink with brass swan neck mixer tap. Cupboard housing Worcester boiler. Space for washing machine. Built in fridge and freezer.



Hallway

Two built in storage cupboards

Downstairs shower room

6' 9" x 4' 3" (2.05m x 1.30m)

Textured ceiling with centre light. Stone tile effect boarding on the walls, and vinyl flooring. Chrome wall mounted towel rail. Window, low level WC, double walk in shower, and hand wash basin.

Reception two

11' 1" x 9' 3" (3.39m x 2.81m)

Textured ceiling with centre light and coving. Papered walls, fitted carpet, window, and a recess cupboard.

Dining room

10' 11" x 9' 9" (3.34m x 2.98m)

Textured ceiling, centre light, fitted carpet, papered walls, French doors, and stairs leading to first floor.

Landing

Textured ceiling, centre light, papered walls, and fitted carpet.

Bedroom one

12' 0" x 10' 7" (3.67m x 3.22m)

Textured ceiling, centre light, coving, papered walls, fitted carpet, window, and large built in wardrobes.

Bedroom two

11' 9" x 8' 8" (3.58m x 2.65m)

Textured ceiling, centre light, coving, emulsioned walls, one feature wall papered, fitted carpet, and window. Fitted wardrobes.

Bedroom three

8' 7" x 8' 4" (2.61m x 2.55m)

Textured ceiling, centre light, coving, emulsioned walls, one feature papered wall, fitted carpet, and window.

Bedroom four / study

5' 11" x 5' 2" (1.80m x 1.57m)

Textured ceiling, centre light, emulsioned walls, fitted carpet, window.

Upstairs shower room

5' 5" x 5' 6" (1.64m x 1.67m)

Textured ceiling, centre light, textured walls, corner shower, free standing low level WC and hand wash basin.

Outside to front

Boundary by low block wall, metal gates, and large paved driveway for 3-4 cars. Chippings and mature planting in borders.

Enclosed rear garden

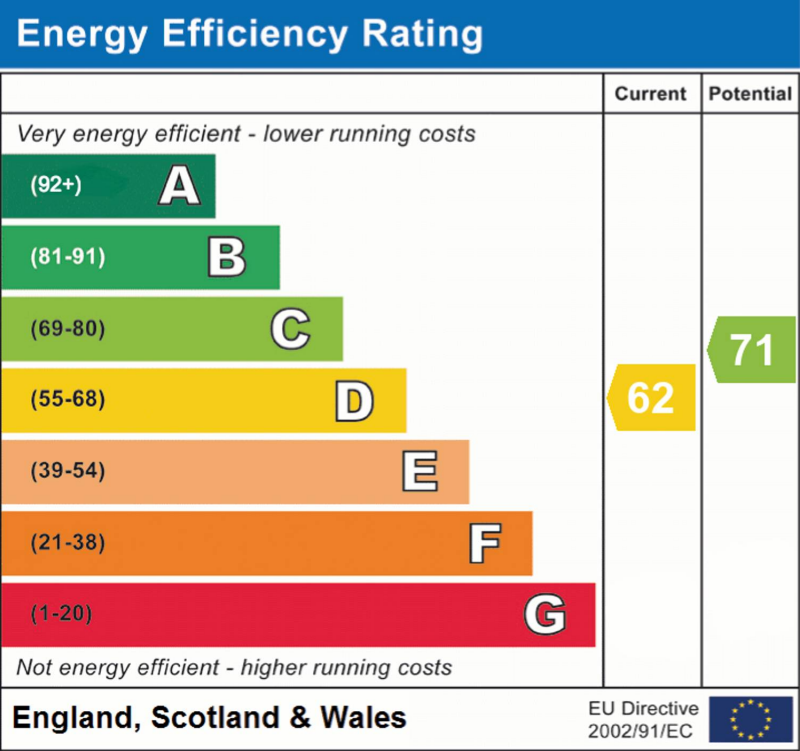
Raised decking area then steps down to a low maintenance laid to lawn garden. Large chipping boarder with mature shrubs.

Garage

18' 2" x 8' 0" (5.54m x 2.43m)

Up and over door off the drive. composite door leading from garden, and electrical power.







Payton Jewell Caines

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

01656869000 • pencoed@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.