



17 Ton Teg, Pencoed – CF35 5ND
Bridgend

£240,000

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Welcome to this charming two bedroom semi detached bungalow, tucked away in a quiet cul-de-sac and perfect for anyone seeking a peaceful retreat with easy access to everything you need. Step inside and you'll find a welcoming living space that flows effortlessly into the rest of the home. The kitchen is practical and well laid out, offering plenty of storage and workspace, while both bedrooms are generously sized, giving you flexibility whether you need a guest room, home office or just extra space to unwind. The bathroom is modern and comfortable, with all the essentials you'd expect. There's also the convenience of a garage and driveway (so you'll never have to worry about parking). This property is ready to move into, with neutral décor throughout, so you can easily put your own stamp on it. There is expired planning permission for the loft, which could mean less cost if re submitted.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.





- Semi detached bungalow
- Front and rear enclosed garden
- Quiet cul-de-sac
- Two bedroom
- Garage and driveway
- Close to local amenities
- No Chain
- Elapsed planning permission for loft conversion

Entrance

Via part glazed door

Kitchen

12' 7" x 8' 5" (3.84m x 2.56m)

Emulsion ceiling and walls with inset spot lights, fitted carpet, cream high gloss units, black quartz worktop, sink, free-standing stainless steel cooker, built in washing machine, fridge freezer, two windows and built in storage cupboard which houses the combination boiler.

Lounge

16' 10" x 10' 3" (5.12m x 3.13m)

Emulsion ceiling and walls, two ceiling lights, wood flooring, chimney breast and bay window over looking the front garden.

Inner hall

Emulsion ceiling and walls, ceiling light, loft access and fitted carpet with doors leading off.

Bedroom one

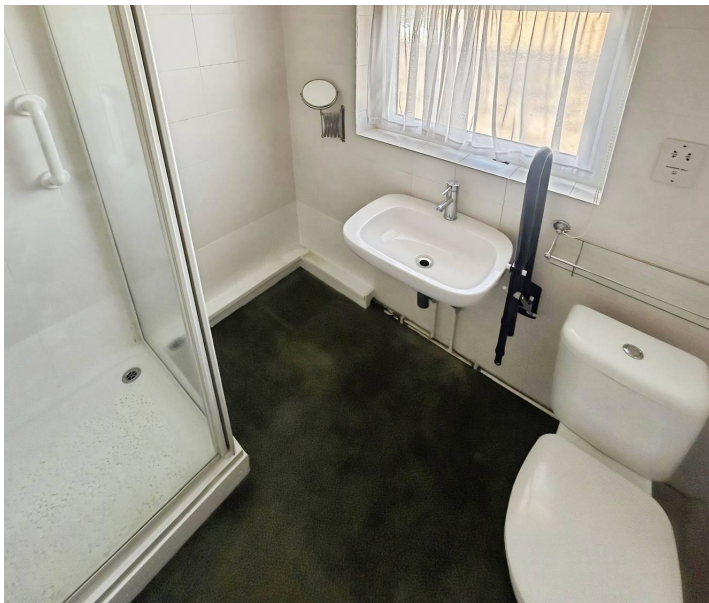
14' 2" x 9' 1" (4.31m x 2.78m)

Emulsion ceiling and walls, fitted carpet and window looking over rear garden.

Bedroom two

10' 4" x 9' 6" (3.14m x 2.90m)

Emulsion ceiling and walls, centre light, dark wood flooring, wall light and window overlooking rear garden.



Bathroom

6' 4" x 5' 5" (1.93m x 1.64m)

Emulsion ceiling, centre light, fully tiled, fitted carpet, obscured window over looking the side of the property, single shower with glass screen, low level WC, and sink.

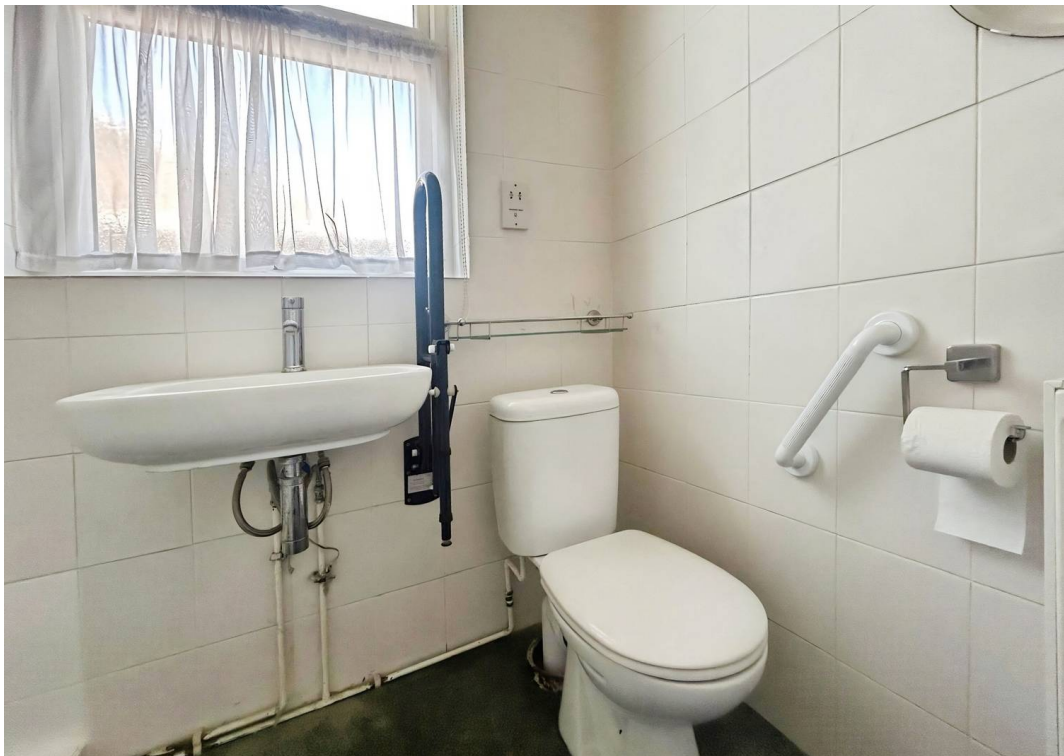
Outside

Bounded by block wall and hedging, metal gate, long concrete drive, laid to lawn with raised boarder. Rear garden bounded by block, laid to lawn, low maintenance, and pathway leading to bottom of garden with paved area.

Garage

Single wooden door for entry. Up and over door has been removed.







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