



**15 Cae Glas, Pencoed – CF35 5PH**  
Bridgend

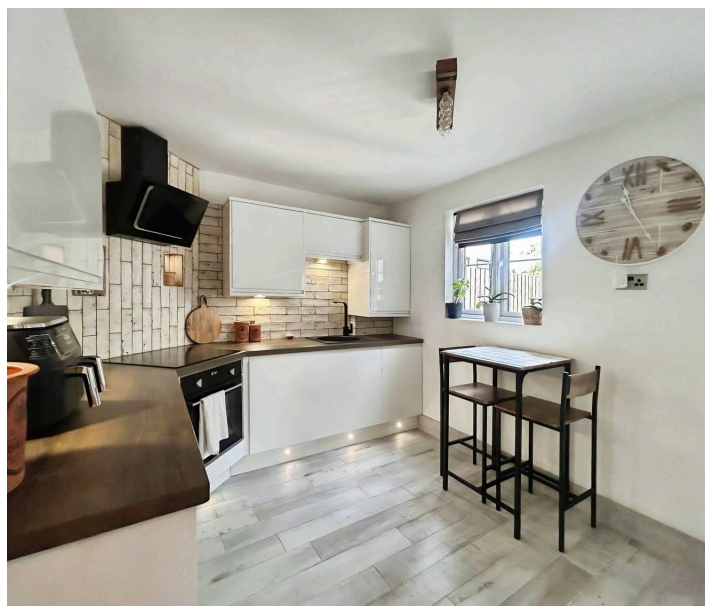
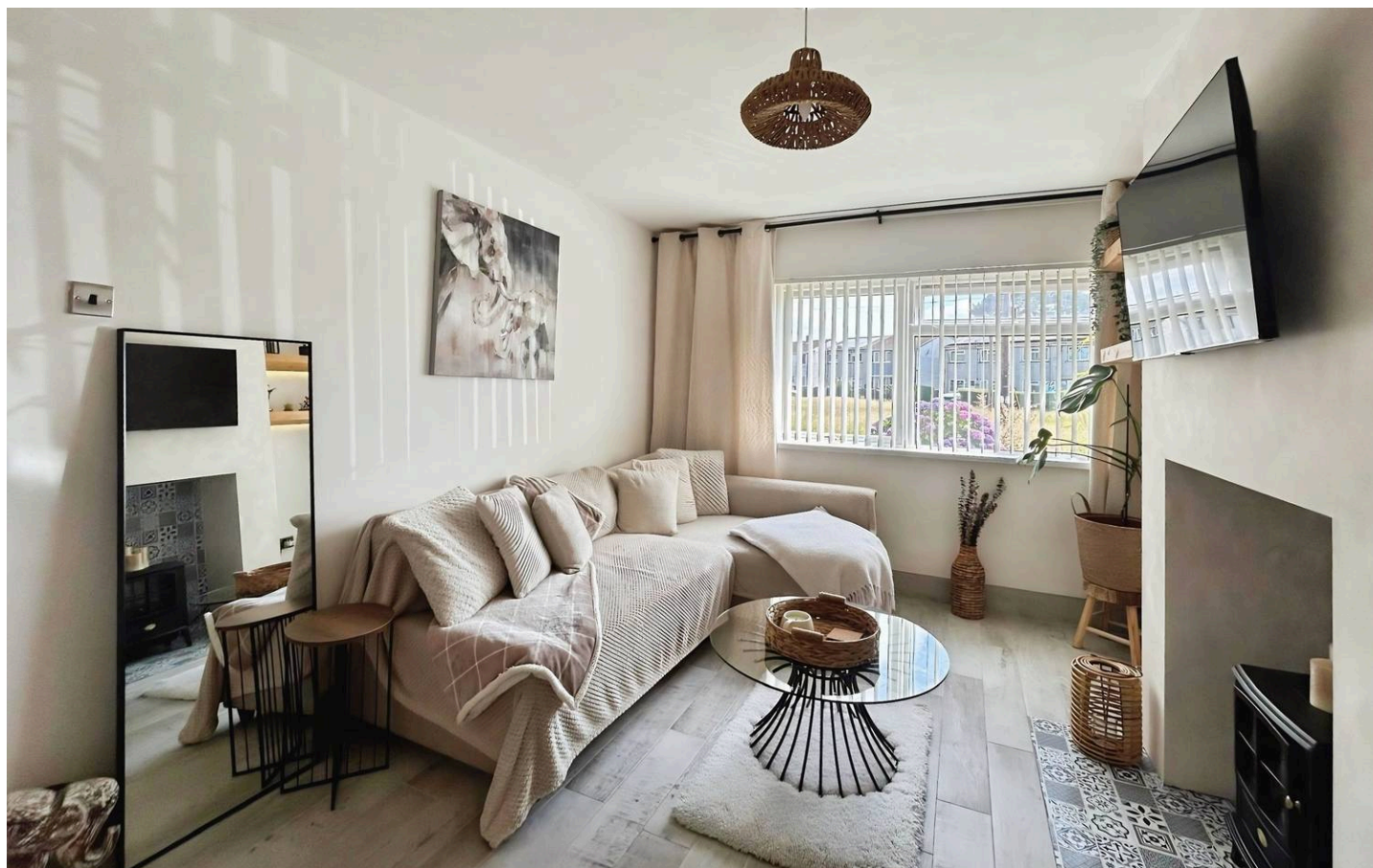
**£164,995**

# 15 Cae Glas

Pencoed, Bridgend

Step inside this beautifully decorated two bedroom flat and discover a space that perfectly blends comfort and style. The living area is bright and inviting, with plenty of room for relaxing or entertaining friends. The modern kitchen features sleek cabinetry and everything you need to whip up your favourite meals, while the neutral decor throughout makes it easy to add your own personal touch. Both bedrooms are generously sized, offering plenty of storage and flexibility whether you need a guest room, home office or just a cosy retreat at the end of the day. The bathroom is fresh and contemporary, with quality fittings and a calming atmosphere. Situated close to local amenities, you'll have shops, cafes and transport links just a short stroll away, making every-day living a breeze. This leasehold flat is ideal for first-time buyers, downsizers or anyone seeking a move-in ready home in a convenient location. With its stylish finish and practical layout, this property is sure to impress from the moment you walk through the door. Don't miss your chance to make this lovely flat your new home. Book your viewing today and see everything it has to offer.

- Two bedroom flat
- Beautifully decorated to showroom standard
- Enclosed rear garden
- Close to local amenities
- Leasehold
- No Chain





### **Entrance**

Via part glazed door.

### **Hallway**

Skimmed and emulsioned ceiling and walls, two ceiling lights, feature wall mounted radiator, storage cupboard, tiled flooring and skirting.

### **Bedroom two**

9' 10" x 7' 1" (2.99m x 2.16m)

Skimmed and emulsioned ceiling and walls, centre light, fitted carpet, built in wardrobe with large window overlooking the front garden allowing plenty of natural light.

### **Lounge**

9' 11" x 14' 7" (3.03m x 4.45m)

Emulsioned ceiling and walls, centre light, tiled floor and skirting. Chimney breast with electric feature fire, wall mounted feature radiator and window overlooking the front.

### **Kitchen**

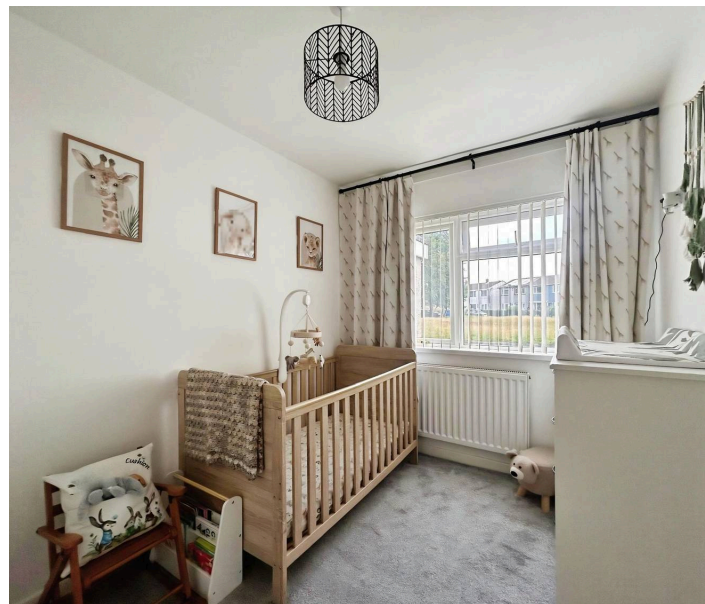
8' 10" x 11' 11" (2.70m x 3.62m)

Skimmed ceiling and walls, tiled floor and tiled skirting and part glazed door. Newly fitted modern high gloss white base and wall units, wooden worktops, tiled splash back, black sink, built in oven with electric hob and feature extractor. Integrated dishwasher and space for large fridge-freezer. Window overlooking the enclosed rear garden.

### **Shower room**

5' 9" x 6' 9" (1.74m x 2.05m)

A beautiful appointed shower room with emulsioned ceiling, centre light, tiled walls and floor. Obscured window overlooking the rear garden, vanity unit with moulded sink and worktop with enclosed WC and waterfall wall mounted shower.



**Bedroom one**

8' 10" x 10' 4" (2.69m x 3.14m)

Emulsioned ceiling and walls, centre light, window overlooking the rear garden and fitted carpet.

**Outer hall / utility area**

3' 10" x 5' 3" (1.17m x 1.59m)

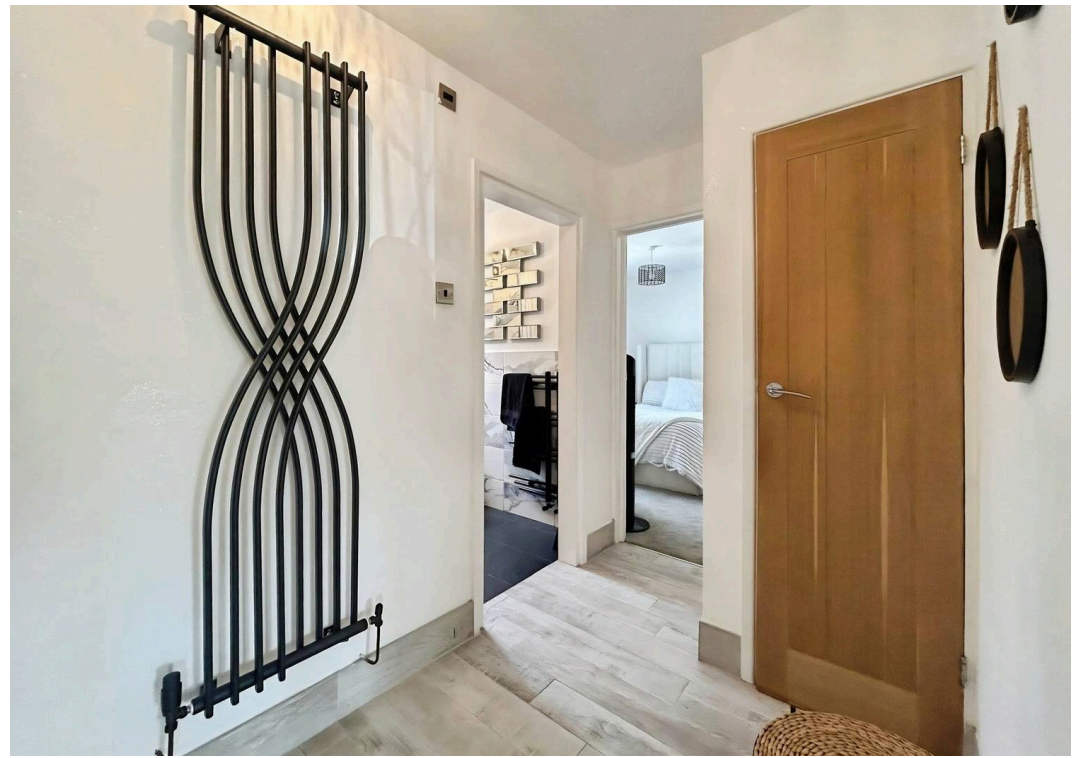
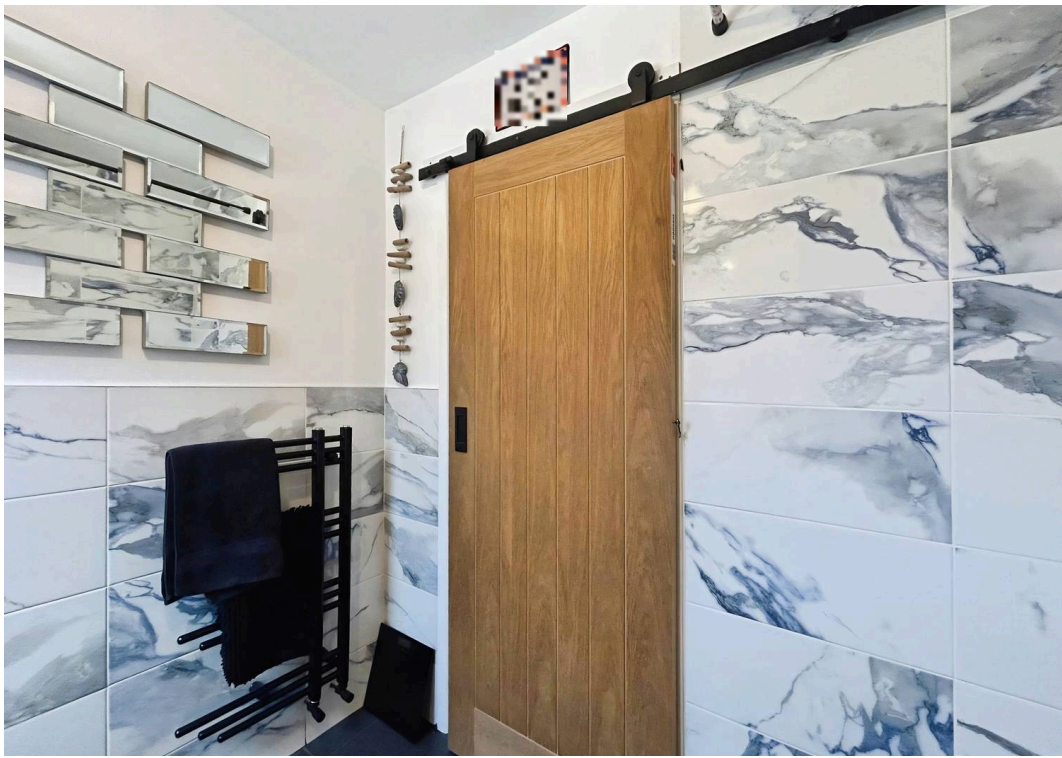
Skimmed ceiling and walls, part glazed door, storage, space for washing machine and tumble dryer.

**Outside**

Open frontage, low maintenance laid to lawn with path leading to the front door. The rear garden is bound by fence panels and laid with stone.

**Note**

LEASEHOLD Date: 4th April 2005 Term: 125 years from 2nd January 2003 Ground rent: £360 per annum Service charge: No service charge





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		





## 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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