

Payton
Jewell
Caines



14 Ton Teg, Pencoed – CF35 5ND
Bridgend

£255,000



14 Ton Teg

Pencoed, Bridgend

This well presented two bedroom semi detached bungalow offers a comfortable and inviting living environment, ideal for those seeking a single-level home in a desirable residential location. The property is thoughtfully arranged and features a spacious lounge that provides a welcoming area for relaxation or entertaining guests. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace for meal preparation. Both bedrooms are well proportioned, each allowing for a double bed and additional furnishings, making them suitable for a variety of uses such as guest accommodation, a home office, or a dressing room. The shower room is finished to a good standard, with modern fixtures and fittings. Set on a generous corner plot, the bungalow benefits from a sense of privacy and space, with windows in the principal rooms allowing plenty of natural light to enhance the feeling of openness throughout the home.



- Well presented two bedroom semi detached bungalow
- Lounge
- Kitchen
- Set on a corner plot
- Off road parking
- Garage
- Gardens to front, side and rear



Entrance

Via new composite door with obscure panelled glass leading into the kitchen.

Kitchen

12' 8" x 8' 8" (3.87m x 2.64m)

Inset spot lights, coving, emulsioned walls with tiling to splash back areas, PVCu windows overlooking the front and side of the property with fitted shutters, light oak effect herringbone laminate flooring. A range of modern cream high gloss wall and base units and complementary square edge work surfaces. Built in oven, microwave, hob and stainless steel chimney extractor. Space for washing machine/fridge and freezer. Modern black single bowl sink with drainer and chrome swan neck mixer tap. Modern white electric column radiator.

Hall

Coved emulsioned ceiling and walls, centre light, access to loft, smoke alarm and a continuation of the herringbone laminate flooring. Doors leading off.

Lounge

16' 8" x 10' 2" (5.08m x 3.09m)

Coved emulsioned ceiling and walls, centre light, modern electric column radiator, large box bay window overlooking the front with blinds to remain and a continuation of the oak effect herringbone laminate flooring. Feature painted chimney breast with oak beam and inset electric fire with hearth.

Shower Room

6' 3" x 5' 1" (1.91m x 1.56m)

PVCu tongue and groove ceiling with inset spot lights, coving, vent, fully tiled walls, PVCu obscured window overlooking the side of the property and laminate flooring. Three piece suite comprising enclosed WC, sink set within vanity unit and corner shower with screen and wall mounted electric shower.

Bedroom 1

14' 2" x 9' 0" (4.32m x 2.74m)

Coved ceiling emulsioned ceiling and walls, centre light electric wall mounted radiator. Large PVCu



Bedroom 1

14' 2" x 9' 0" (4.32m x 2.74m)

Coved ceiling emulsioned ceiling and walls, centre light electric wall mounted radiator, large PVCu window with fitted blinds overlooking the rear garden and fitted carpet. Large selection of built in wardrobes for storage.

Bedroom 2

10' 0" x 9' 7" (3.06m x 2.93m)

Coved emulsioned ceiling and walls, centre light, electric wall mounted column radiator, PVCu sliding doors leading out to the rear garden and a continuation of the herringbone effect laminate flooring.

Outside

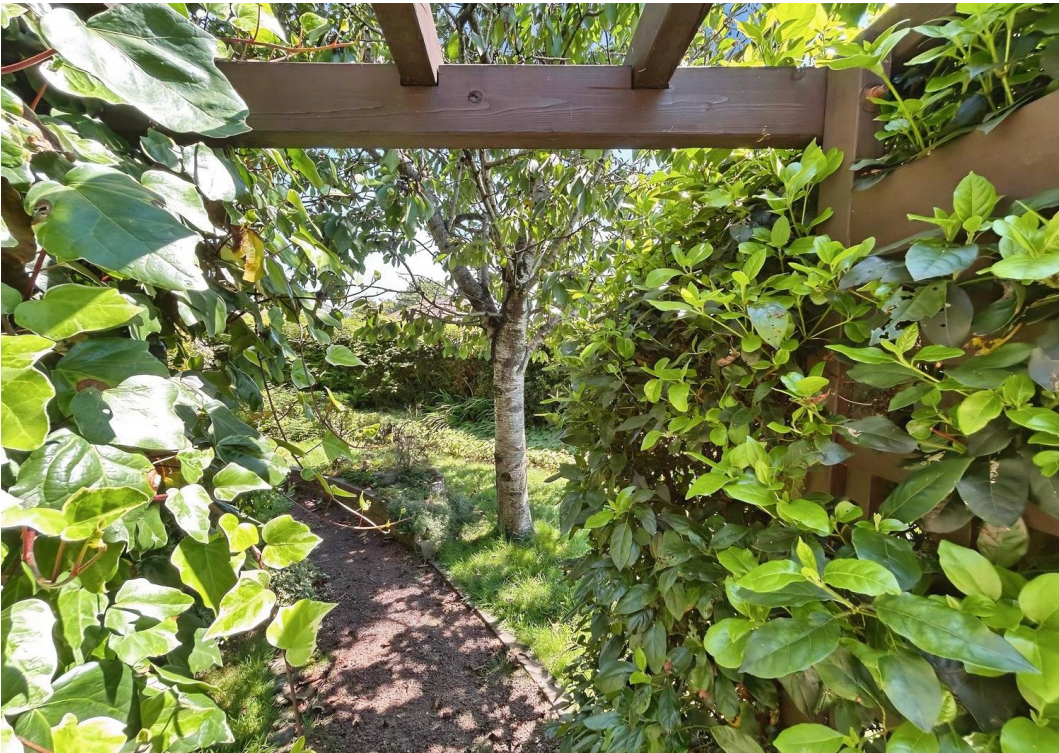
To the side of the property there is an enclosed side garden laid to lawn with mature planting. Situated on a corner plot with off road parking for two/ three cars and wooden gates leading on to a further driveway. Wooden gate giving access to the rear garden. The rear garden is bounded by fencing and laid to Indian sandstone patio with shale border, pergola to remain, outside tap, outside light and power.

Garage

16' 5" x 7' 11" (5.00m x 2.42m)

Pitched roof. Roller shutter door. PVCu part glazed courtesy door. Power and light installed. Shelving.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	32	84
EU Directive 2002/91/EC		
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	41	66
EU Directive 2002/91/EC		
England, Scotland & Wales		



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

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

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