



14 Penprysg Road, Pencoed – CF35 6SS
Bridgend

Offers Over **£215,000**

14 Penprysg Road

Pencoed, Bridgend

Welcome to this charming two bedroom end terrace cottage, perfect if you're looking for something a little different. Step inside and you'll find both bedrooms conveniently located on the ground floor, along with a modern shower room (ideal for guests or busy mornings). Head upstairs and you'll discover a lounge, a family bathroom, and a kitchen that opens directly into the dining area, making it a great space for entertaining or just relaxing at home. The property boasts some lovely original features that add character and warmth throughout. Practical touches include off road parking, so you'll never have to worry about where to leave the car. Whether you're a first time buyer, looking to downsize, or searching for a unique layout, this cottage offers a wonderful mix of comfort and style. The layout is perfect if you want separation between sleeping and living areas, and the blend of period charm with modern updates gives the home a welcoming feel. With its convenient location and thoughtful design, this is a fantastic opportunity to make a distinctive property your own. Book your viewing today and see what makes this cottage so special.





- Two bedroom end terrace cottage
- Downstairs shower room plus upstairs bathroom
- Bedrooms to the ground floor/ Living accommodation to the first floor
- Kitchen with opening into dining area
- Lounge
- Off road parking
- Courtyard front garden
- Original features

Entrance Porch

7' 5" x 3' 9" (2.26m x 1.15m)

Via part frosted glazed door into entrance porch with textured ceiling, centre light, PVCu double double glazed panels set on tiled dwarf walls and wood effect tiled flooring. Washing machine. PVCu frosted double glazed door leading to the entrance hall.

Entrance hall

Textured ceiling, decorative coving, smoke alarm, centre light, papered walls, stair lift, radiator and fitted carpet. Door leading to bedroom 1. Stairs leading to the first floor.

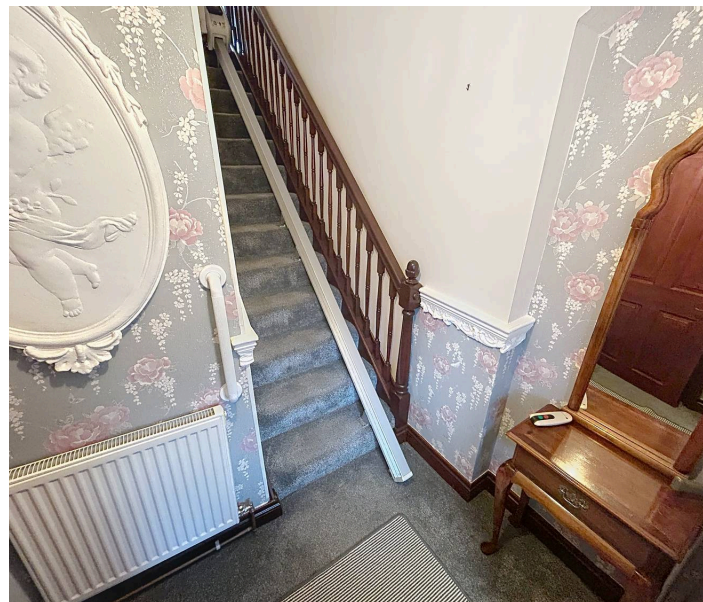
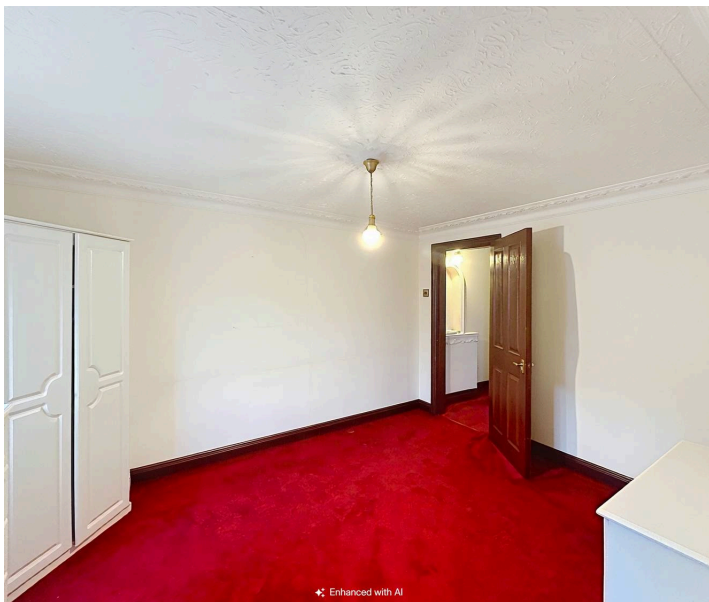
Bedroom 1

16' 7" x 11' 8" (5.05m x 3.55m)

Textured ceiling, centre pendant light and ceiling rose, PVCu double glazed window overlooking the front of the property, original exposed stone work with original exposed stone staircase (no longer in use) and radiator and fitted carpet. Double opening into dressing area.

Dressing area

Textured ceiling, centre spot lights and a continuation of the fitted carpet. Built in double wardrobe with hanging rail and shelving. Frosted door leading to downstairs shower room. Door leading to another bedroom.



Downstairs shower room

8' 2" x 7' 1" (2.49m x 2.16m)

Panelled ceiling, tiled walls, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and corner shower with folding glass screen and overhead electric shower.

Bedroom 2

13' 8" x 11' 11" (4.17m x 3.64m)

Measurements to the face of the wardrobes. Textured ceiling, centre strip light, PVCu double glazed window overlooking the front of the property, PVCu frosted double glazed door leading out to the front of the property, fitted wardrobes with sliding doors and fitted carpet. Door leading to downstairs airing cupboard housing the gas combination boiler. Space for freestanding wardrobes.

First floor landing

Via stairs with spindle hand rail and fitted carpet. Textured ceiling, decorative coving, access to loft which is boarded, smoke alarm, wall mounted lights and fitted carpet. Doors leading to kitchen/diner, lounge, family bathroom and secondary door leading to kitchen/diner.

Lounge

19' 0" x 13' 1" (5.80m x 3.99m)

Textured ceiling, two lights, decorative coving, two PVCu double glazed windows overlooking the side of the property, two radiators and a continuation of the fitted carpet.

Family bathroom

7' 0" x 6' 9" (2.13m x 2.05m)

Textured ceiling, centre light, ceiling rose, decorative coving, wall mounted mirror cabinet, PVCu frosted double glazed window overlooking the front of the property, radiator, part emulsioned/part tiled walls and tile effect laminate flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and bath with chrome taps.

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Textured papered ceiling, centre light, ceiling rose, decorative coving, PVCu double glazed window overlooking the side of the property, tiled walls and tile effect laminate flooring. A range of wall and base units in a shaker style with complementary roll top work surfaces. Inset one and a half stainless steel sink. Integrated electric oven, four ring gas hob with overhead extractor fan. Space for freestanding fridge/freezer. Arch opening into dining area.

Dining area

12' 11" x 10' 0" (3.93m x 3.04m)

Textured ceiling, centre pendant light, ceiling rose, decorative coving, PVCu double glazed window overlooking the side of the property, radiator and fitted carpet. Door leading to landing.

Outside

The front of the property has off road parking for one vehicle. Block built shed. Small paved area with overhead canopy with space for storage. Outside tap. Courtyard garden with raised borders and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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