



## 8A Heol Maes Yr Haf, Pencoed

£230,000 Freehold

Immaculate Three Bedroom Semi-Detached Property • No Ongoing Chain • Downstairs Cloakroom / WC • Spacious Lounge • Kitchen / Dining Room • Shower Room • Well Presented Spacious Rear Garden • Driveway & Garage • Easy Access To M4 Junction 35 • Viewings Highly Recommended

**DanielMatthew**  
ESTATE AGENTS



Immaculate 3-bed semi with open plan living, modern kitchen, landscaped garden, garage, driveway, and guest parking. No chain. Close to M4, schools, and amenities. Ready to move in.

Council Tax band: D

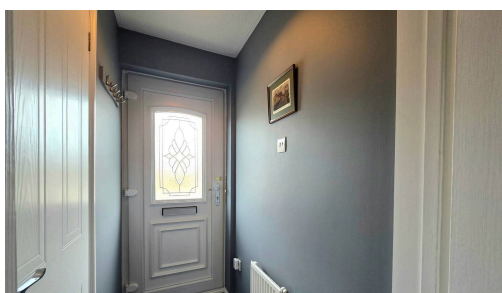
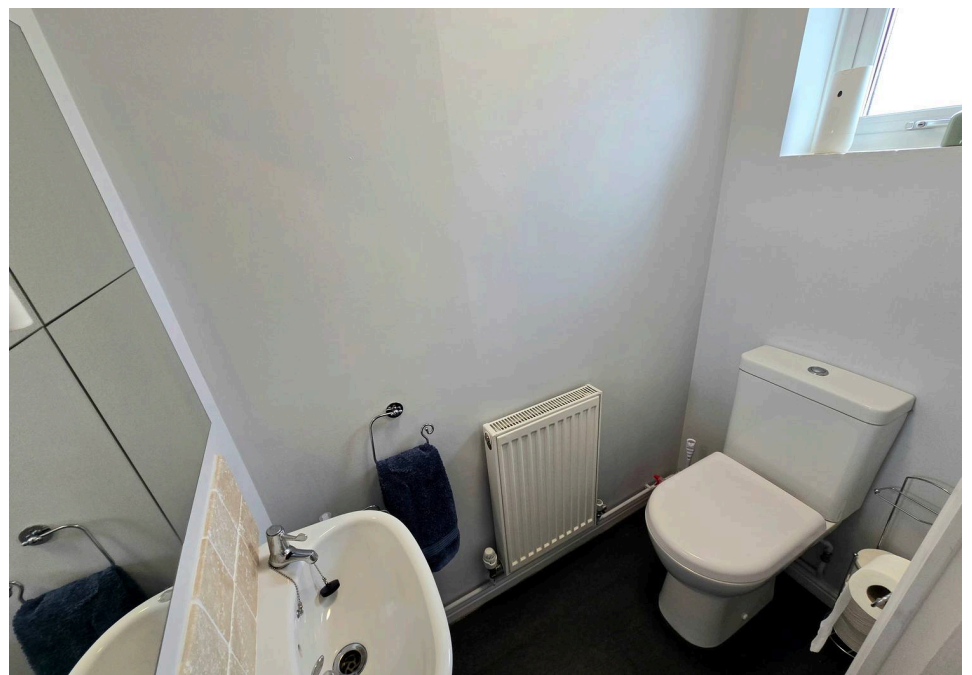
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- › Immaculate Three Bedroom Semi-Detached Property
- › No Ongoing Chain
- › Downstairs Cloakroom / WC
- › Spacious Lounge
- › Kitchen / Dining Room
- › Shower Room
- › Well Presented Spacious Rear Garden
- › Driveway & Garage
- › Easy Access To M4 Junction 35
- › Viewings Highly Recommended





### Entrance Hallway

Enter via a UPVC door into hallway. Artexed ceiling and laminate flooring. Radiator. Door to cloakroom and door to lounge.

### Cloakroom/WC

5' 0" x 2' 9" (1.52m x 0.83m)

A two piece suite in white which includes a wash hand basin with tiling to splashback and WC. Laminate flooring. Radiator. UPVC obscure double glazed window to front.

### Lounge

14' 10" x 14' 10" (4.52m x 4.52m)

A spacious open plan light and airy room with a UPVC double glazed window to the front with blinds to remain. Artexed ceiling and fitted carpets. Two radiators. Understairs storage cupboard. Door into kitchen / diner. Curtain poles to remain along with light fitting.



### Kitchen / Diner

14' 9" x 10' 1" (4.49m x 3.08m)

Situated to the rear of the property with a UPVC double glazed window and French doors looking out onto the well kept rear garden. The kitchen is fully fitted and has a range of wall and base units to include inset draws and coordinating work surfaces with tiling to splash back areas and stainless steel one and a half bowl sink with mixer tap. Built in electric oven with hob and extractor over, plumbing and space for automatic washing machine, space for appliances and a wall mounted central heating boiler. Artexed ceiling and ceramic tiled floor. The dining area has space for a table and chairs, fitted carpets and understairs storage cupboard. Radiator. Vertical patio blinds and curtain poles to



## Landing

The landing has a UPVC double glazed window to the side elevation. Access to loft which is part boarded and has a loft ladder. Door to airing cupboard. Fitted carpets. Doors to all first floor rooms. Blind to remain.

## Bedroom One

13' 11" x 8' 2" (4.23m x 2.50m)

Situated to the front of the property with a UPVC double glazed window with blind to remain and radiator under. Artexed ceiling and fitted carpets. Wardrobes and bedside cabinets to remain. Curtain pole to remain

## Bedroom Two

11' 4" x 7' 10" (3.45m x 2.40m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden, with blind to remain and radiator under. Artexed ceiling and fitted carpets. Wardrobes to remain. Bedside cabinet to remain

## Bedroom Three

9' 1" x 6' 5" (2.78m x 1.96m)

Situated to the front of the property with a UPVC double glazed window with blind to remain and radiator under. Artexed ceiling and fitted carpets. Built in cupboard. Curtain pole to remain.

## Shower Room

6' 8" x 5' 1" (2.02m x 1.54m)

The shower room is situated at the rear of the property with a UPVC obscure double glazed window with blind. The bathroom suite is white and comprises of a WC, pedestal wash hand basin and a walk in shower. Respatex wall panelling to shower and splash back areas and non slip flooring. Radiator and extractor. Blinds and mirror to remain.

