

9 Pentre Howell, Pencoed - CF35 6RG

Bridgend

£225,000

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Pencoed, Bridgend

Situated in a cul de sac, this three bedroom semi detached house is offered for sale with no ongoing chain. Freshly painted throughout, the property provides an opportunity for a buyer to make it their own, with accommodation complemented by a conservatory and the benefit of a single garage and off road parking. The three bedrooms offer flexibility for a range of needs, whether used for sleeping accommodation, a home office or a guest room. The conservatory provides an additional space to enjoy throughout the year and creates a connection between the house and the rear garden. The cul de sac setting adds to the appeal, while the absence of an ongoing chain may assist buyers looking for a straightforward move. With the property close to local amenities, transport links such as the M4 and no roads to cross if attending nearby primary school this could be your perfect family home. The neighbouring property is also for sale, and the vendors may be willing to consider a deal if both properties are purchased together. This presents an opportunity for buyers seeking two neighbouring homes, subject to agreement with the vendors. Please note that the furnished photographs have been generated using artificial intelligence and are intended to illustrate how the rooms could be furnished. Buyers should satisfy themselves as to the layout, dimensions and condition of the property when viewing. With its three bedrooms, conservatory, garage and parking, this home offers a combination of indoor and outdoor space in a cul de sac location.













- Three bedroom semi detached house set within a cul de sac location
- Neighbouring property is also for sale so the vendors could do a deal if both properties were bought
- Conservatory
- Sold with no ongoing chain
- Freshly painted throughout
- Furnished photos are AI generated
- Garage and off road parking to the entrance of the cul de sac with further parking outside of the porperty
- Property is close to local amenities and transport links
- Close to local primary school, safe walking distance and no roads to cross

Entrance
Via part glazed PVCu door leading into entrance porch with glazed units set on dwarf wall and wood effect laminate flooring. PVCu part glazed door with side obscure panel leading into the entrance hall with a continuation of the laminate wood flooring, radiator and PVCu window overlooking the side of the property. Cupboard housing Worcester combination boiler and access to under stairs storage. Stairs leading to first floor.

Lounge
12' 0" x 10' 3" (3.67m x 3.12m)
Coved ceiling, large PVCu window overlooking the front of the property allowing plenty of natural light, radiator, gas fire with marble surround and hearth and a continuation of the wood effect laminate flooring. Double square opening leading into the dining area. Double opening into the kitchen.

Dining area
8' 11" x 7' 6" (2.73m x 2.29m)
Coved ceiling and a continuation of the wood effect laminate flooring. Space for dining table and chairs. PVCu French doors leading into the conservatory.

Kitchen
8' 4" x 9' 0" (2.54m x 2.74m)
Window overlooking the conservatory. A range of wall and base units with complementary square edge work surfaces. One and a half bowl stainless steel sink with chrome tap. Space for washing machine and space for fridge/freezer. Built in oven, hob and stainless steel chimney extractor.

Conservatory
14' 6" x 8' 11" (4.41m x 2.73m)
Polycarbonate sloping roof, glazed units set on dwarf wall, French doors leading to the rear garden, power, two electric radiators and tiled flooring.

First floor landing
Via stairs with fitted carpet. Coved ceiling, access to loft, PVCu window and fitted carpet.

Bedroom 1
12' 0" x 9' 10" (3.66m x 3.00m)
High ceiling, PVCu window overlooking the front of the property, radiator and a continuation of the fitted carpet.

Bedroom 2
9' 10" x 9' 0" (3.00m x 2.75m)
Large PVCu window overlooking the rear garden, radiator and fitted carpet. Wardrobe and furniture to remain.

Bedroom 3
8' 4" x 6' 1" (2.54m x 1.85m)
PVCu window overlooking the front of the property, radiator and a continuation of the fitted carpet.

Family bathroom
5' 11" x 5' 1" (1.81m x 1.56m)
Coved ceiling, part tiled/ part respatex walls, chrome towel radiator, extractor, PVCu obscure glazed window overlooking the rear of the property and vinyl flooring. Three piece suite comprising WC, pedestal wash hand basin with chrome tap and walk in double shower with modern glass shower screen and wall mounted chrome shower.

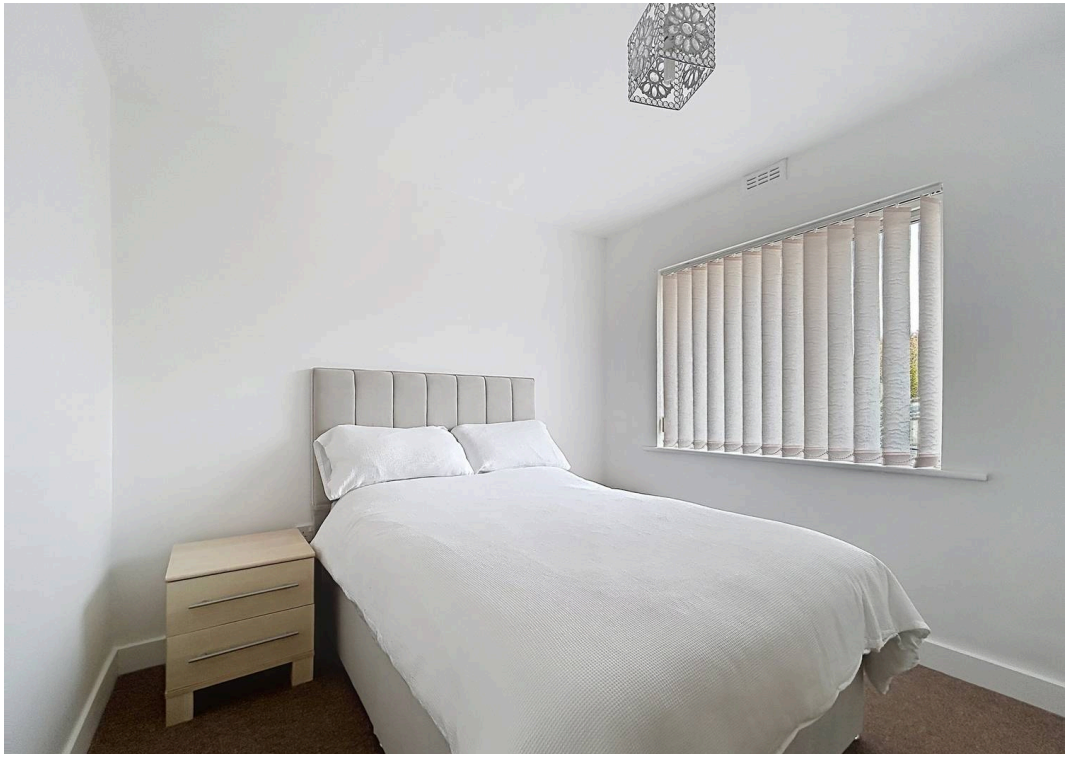
Outside
The low maintenance rear garden is bounded by block wall and newly painted feather board fencing, decked area, area laid to stone chippings and a raised border at the rear. Path leading to storage shed. Outside tap at the side if the property. The front of the property is bounded by low block wall, composite decking area and off road parking. Side gated access to the rear garden. Garage with parking space in front.

Garage





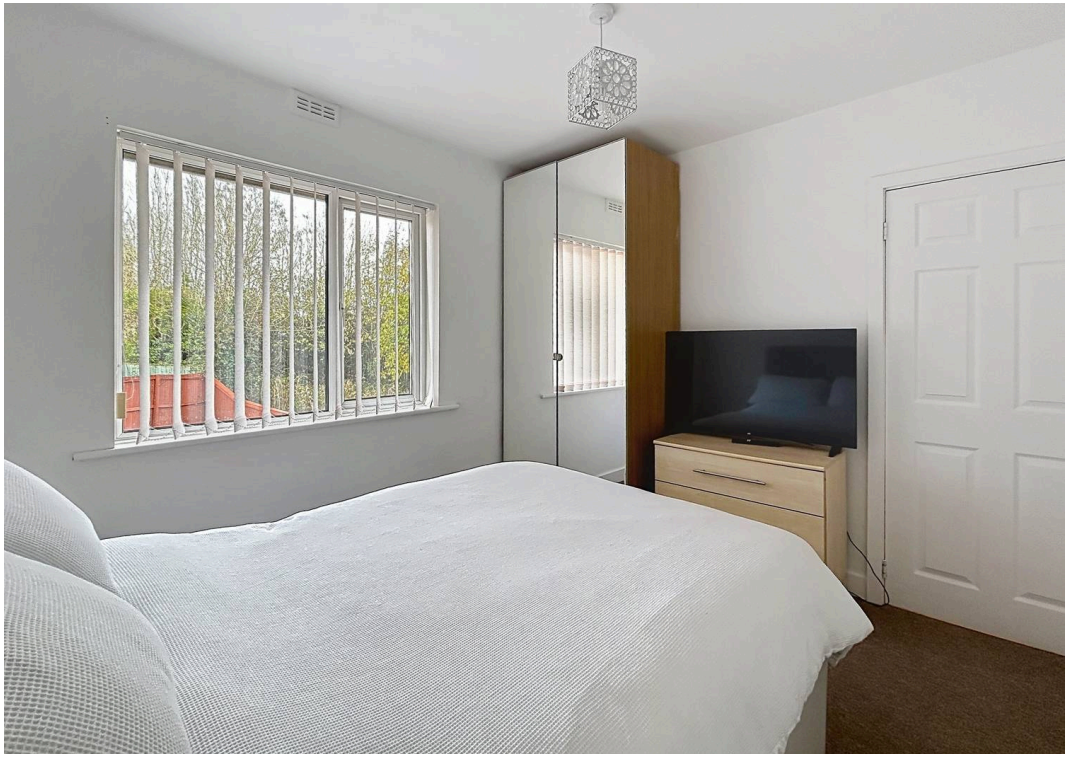












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