



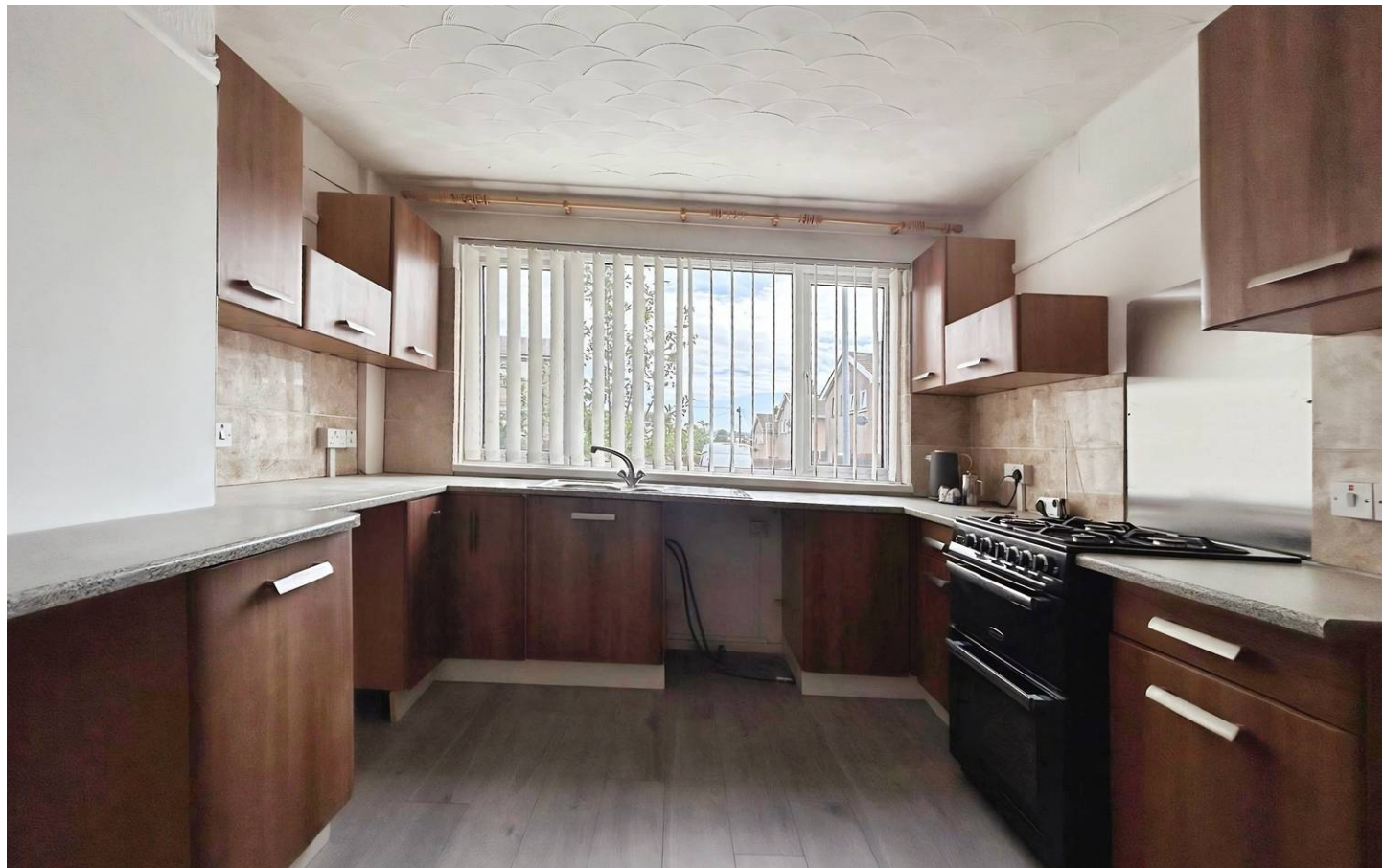
15 South View, Pencoed – CF35 6UR
Bridgend

£215,000

15 South View

Pencoed, Bridgend

Welcome to this inviting three bedroom semi-detached house that's ready to move straight into. Step inside and you'll find a spacious and comfortable living area, perfect for relaxing evenings or entertaining friends. The kitchen is practical and well laid out, with plenty of storage and workspace for all your culinary adventures. Each of the three bedrooms is generously sized, offering flexibility for families, guests or even a home office if you need one. The bathroom is modern and fresh, with everything you need including a new electric shower. Throughout the property, you'll notice new sockets with USB ports (super handy for charging all your devices without hunting for adaptors). There is a newly fitted boiler to give you peace of mind, and solar panels to the roof. There's a garage for extra storage or keeping your car out of the weather, plus off road parking for two vehicles which is an added convenience. There are also outside sockets, and a charging point for electric vehicle. You'll love how close you are to local amenities, making every-day errands and trips out a breeze. This is a fantastic opportunity to settle into a well-kept home that's both practical and comfortable, with thoughtful touches to make life easier. Whether you're upsizing, downsizing or looking for your first home, this property is definitely worth a look. Book your viewing today and see for yourself.





- 3 Bedroom semi-detached
- Garage and off road parking
- New sockets with USB around the property
- Close to local amenities and M4
- No Chain
- Wired smoke alarms

Entrance

Via UPVC part glazed door.

Porch

Open storage cupboard which houses newly installed boiler. Emulsion brick, laminate floor, storage shelves, sockets, and centre light.

Hallway

Textured ceiling, centre light, smoke alarm, emulsion walls, radiator, laminate floor, and storage cupboard which houses the consumer unit.

Kitchen

14' 11" x 12' 10" (4.55m x 3.90m)

Textured ceiling, centre light, smoke alarm, emulsion walls, radiator, laminate floor, wall and base units, stainless steel one and a half bowl sink, tiled splash back, space for free standing cooker, space for washing machine, two large built in storage units, UPVC window, and additional USB sockets have been added.

Lounge

15' 7" x 12' 6" (4.76m x 3.82m)

Textured ceiling, centre light, emulsion walls, radiator, and laminate floor, and UPVC window.

Downstairs W.C

7' 5" x 2' 4" (2.26m x 0.72m)

UPVC ceiling, respatex boarded walls, UPVC obscured window, laminate flooring, low level W.C with built in sink.



Landing

Textured ceiling, centre light, smoke alarm, emulsion walls, radiator, loft access, UPVC window, and fitted carpet.

Bedroom one

12' 6" x 12' 2" (3.82m x 3.70m)

Papered ceiling and walls, centre light, radiator, 2 x UPVC window, fitted carpet, and built in storage cupboard.

Bedroom two

11' 1" x 12' 7" (3.39m x 3.83m)

Papered ceiling and walls, centre light, radiator, 2 x UPVC window, and fitted carpet.

Bedroom three

9' 3" x 7' 1" (2.81m x 2.17m)

Papered ceiling and walls, centre light, radiator, UPVC window, and laminate flooring.

Shower room

9' 3" x 5' 1" (2.81m x 1.54m)

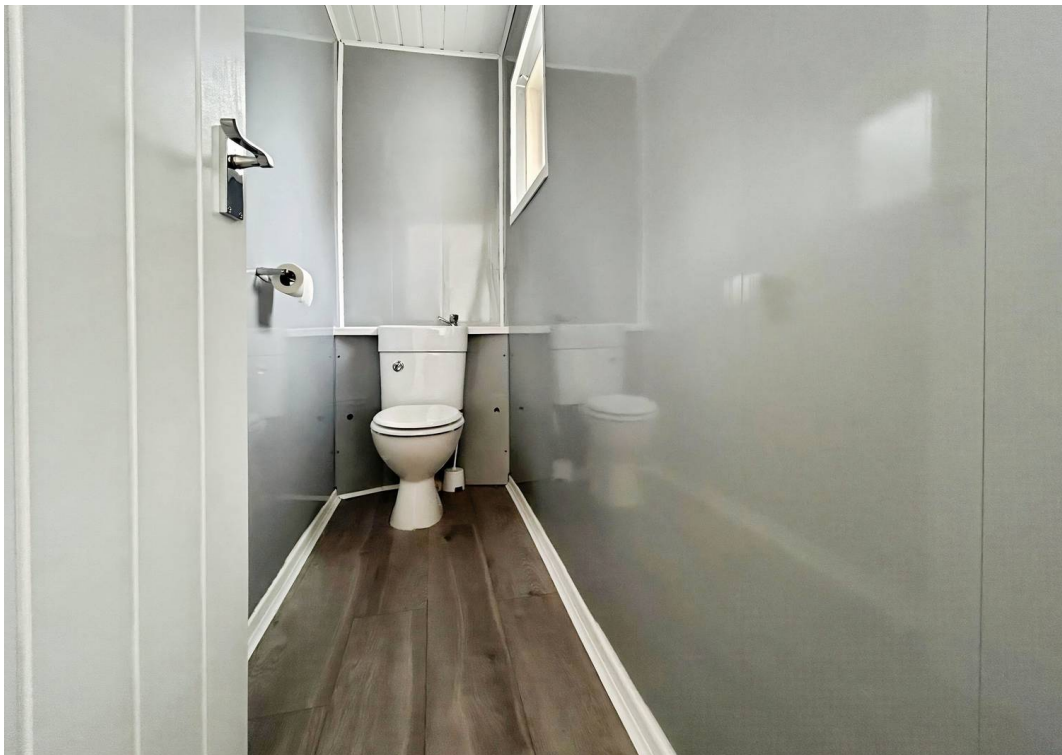
UPVC ceiling, centre light, respatext wall panels, vinyl flooring, UPVC obscured window, corner shower with glass shower screen, low level W.C, pedestal sink, and chrome towel rail.

Outside

Front of the property is bounded by low brick wall, and parking for two cars. Rear garden has a patio area and is bounded by brick wall.

Garage

Up and over door, power supply, and storage.





Payton Jewell Caines

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