

35 Woodland Avenue, Pencoed - CF35 6UW

Bridgend

£250,000

35 Woodland Avenue

Pencoed, Bridgend

This three bedroom semi detached house offers a practical layout and convenient access to local transport, with Pencoed train station within walking distance. The property provides accommodation suited to a range of buyers, including those seeking a home with space for family life, working from home or welcoming guests. A downstairs WC adds everyday convenience, while the conservatory provides an additional area that can be adapted to suit individual needs. The three bedrooms offer flexibility, whether used as sleeping accommodation, a home office or a hobby room. The property benefits from off road parking for several vehicles and a garage. Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor giving quick and easy access to Junction 35, and has a railway station making it an ideal location to access all major commutable destinations. There are many amenities offered within the town including several good primary schools and a comprehensive school, shops, library, Post Office and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.













- Three bedroom semi detached house
- Downstairs WC
- Conservatory
- Low maintenance rear garden
- Off road parking and garage
- Walking distance to Pencoed train station
- EPC-C

Entrance
Via PVCu double glazed front door into the entrance hall. Coved ceiling, radiator and fitted carpet. Stairs leading to the first floor.

Downstairs WC
Two piece suite comprising WC and wash hand basin. PVCu frosted double glazed window overlooking the side of the property, tiled walls and fitted carpet.

Lounge
13' 10" x 11' 3" (4.22m x 3.43m)
Coved ceiling, PVCu double glazed window overlooking the front of the property, radiator, feature electric fire with surround and fitted carpet.

Dining room
9' 6" x 8' 5" (2.90m x 2.57m)
Coved ceiling, PVCu double glazed French doors leading to the conservatory, radiator and fitted carpet.

Conservatory
PVCu double glazed units set on dwarf wall, tiled flooring and PVCu double glazed door leading to rear garden.

Kitchen
9' 11" x 7' 7" (3.02m x 2.31m)
Coved ceiling, tiling to splash back areas, PVCu double glazed window overlooking the rear of the property and tiled flooring. A range of wall and base units with complementary work surfaces. Stainless steel sink and drainer with mixer tap. Built in double electric oven with halogen hob. Space for fridge/freezer.

First floor landing
Via stairs with wooden balustrade and fitted carpet. Access to loft, PVCu double glazed window overlooking the side of the property, door to airing cupboard and fitted carpet.

Bedroom 1
13' 7" x 9' 11" (4.14m x 3.02m)
Coved ceiling, PVCu double glazed window overlooking the front of the property, built in wardrobe, radiator and fitted carpet.

Bedroom 2
11' 2" x 8' 1" (3.40m x 2.46m)
Coved ceiling, PVCu double glazed window overlooking the rear of the property, built in wardrobe, radiator and fitted carpet.

Bedroom 3
7' 3" x 10' 1" (2.21m x 3.07m)
Coved ceiling, PVCu double glazed window overlooking the front of the property, built in storage unit, radiator and fitted carpet.

Bathroom
Three piece suite comprising WC, corner vanity sink unit and shower enclosure with sliding door. PVCu frosted double glazed window overlooking the rear of the property, part tiled/part respatex walls, chrome towel radiator and tiled flooring.

Outside
Enclosed low maintenance rear garden laid to patio with decorative gravel and raised borders. Low maintenance front garden laid to gravel and concrete driveway suitable for parking several vehicles leading to garage.

Garage
Electric roller shutter door, power and lighting, PVCu double glazed window overlooking the garden and courtesy door to the garden.



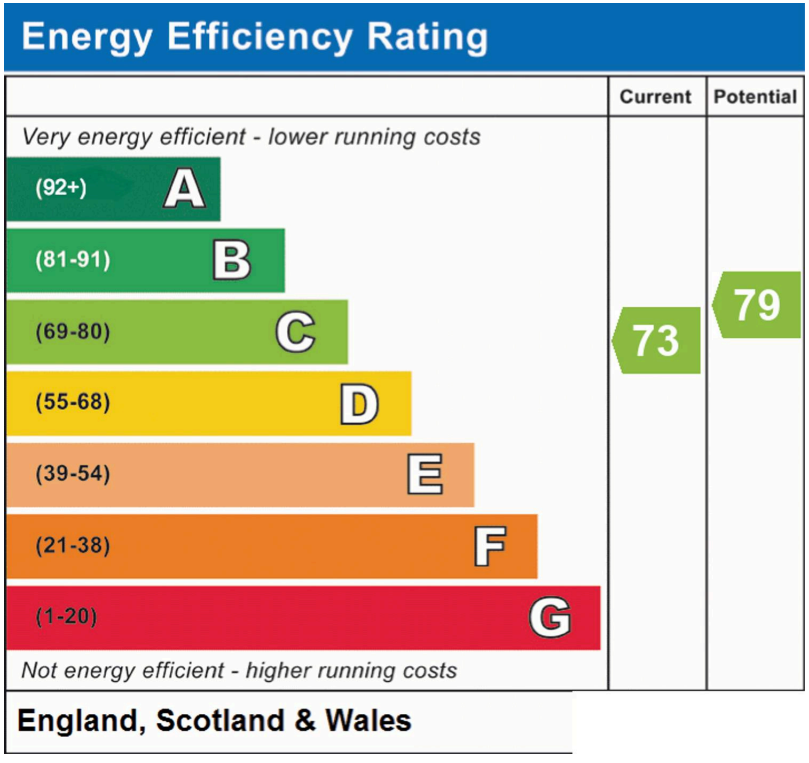











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
79
England, Scotland & Wales



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