

6 Hafan Deg, Pencoed - CF35 6YG

Bridgend

£170,000

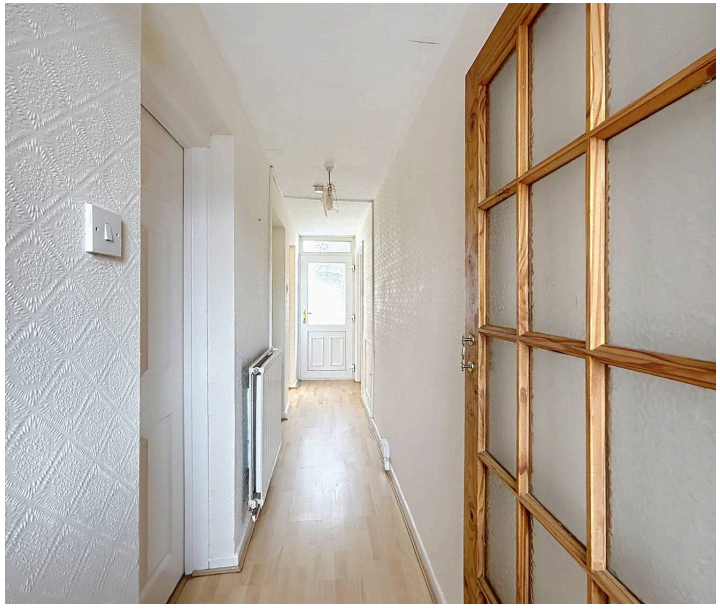
6 Hafan Deg

Pencoed, Bridgend

This three bedroom semi detached house offers comfortable and versatile living accommodation, ideal for families or professionals. Upon entering, you are welcomed into a bright hallway that leads to a spacious reception room, perfect for relaxing or entertaining guests. The modern kitchen provides ample storage and workspace, catering to all your culinary needs, while a convenient downstairs WC adds practicality for busy households. Upstairs, you will find three generously sized bedrooms, each offering flexibility for sleeping arrangements or home office use, along with a well-appointed family bathroom featuring contemporary fittings. Additional benefits include off road parking and a garage (providing secure storage or workshop potential), ensuring easy day-to-day living. The property also features a courtyard rear garden, offering a private and low-maintenance outdoor retreat. Located within easy reach of local amenities, schools, and transport links, this home combines comfort, convenience, and functionality. Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer.













- Three bedroom semi detached house
- Downstairs WC
- Reception room
- Kitchen
- Upstairs family bathroom
- Off road parking/ Garage
- Courtyard rear garden
- No ongoing chain

Entrance Porch
Via PVCu part glazed door into entrance porch with tiled flooring. Door leading into storage cupboard. Wooden glazed panelled door leading into the hallway.

Hallway
Papered ceiling and walls, smoke alarm, radiator and laminate flooring. Doors leading to ground floor living. Stairs leading to first floor. PVCu part glazed door leading to the courtyard.

Kitchen
13' 0" x 15' 7" (3.97m x 4.75m)
Measurements to the widest point. Papered and coved ceiling, papered walls with a decorative picture rail, one tiled wall, radiator, large window overlooking the front of the garden and tile effect laminate flooring. Chimney breast housing back boiler with gas fire. Three large built in storage cupboards. A range of wall and base units with complementary roll edge work surfaces. Stainless steel sink with chrome taps.

Reception room
15' 11" x 13' 0" (4.85m x 3.95m)
Papered ceiling and walls, picture rail, chimney breast with gas insert fire, surround, marble effect hearth and backplate, PVCu sliding door leading out to the courtyard garden and a continuation of the laminate flooring.

Downstairs WC
8' 3" x 3' 0" (2.51m x 0.91m)
Papered ceiling and walls, PVCu window overlooking the courtyard and a continuation of the laminate flooring. Low level WC.

First floor landing
Via stairs. Papered ceiling and walls, smoke alarm, PVCu obscure window and fitted carpet. Doors leading to first floor living.

Bedroom 1
9' 7" x 12' 11" (2.93m x 3.94m)
Measurements to the widest point. Papered walls, radiator, two PVCu windows overlooking the front of the property and underlay. Built in storage cupboard housing water tank.

Bedroom 2
8' 1" x 13' 0" (2.46m x 3.97m)
Measurements to the widest point. Papered ceiling and walls, two PVCu windows overlooking the rear of the property with woodland views, radiator and fitted carpet.

Bedroom 3
9' 8" x 7' 4" (2.94m x 2.24m)
Papered walls, radiator, PVCu window overlooking the side of the property and fitted carpet.

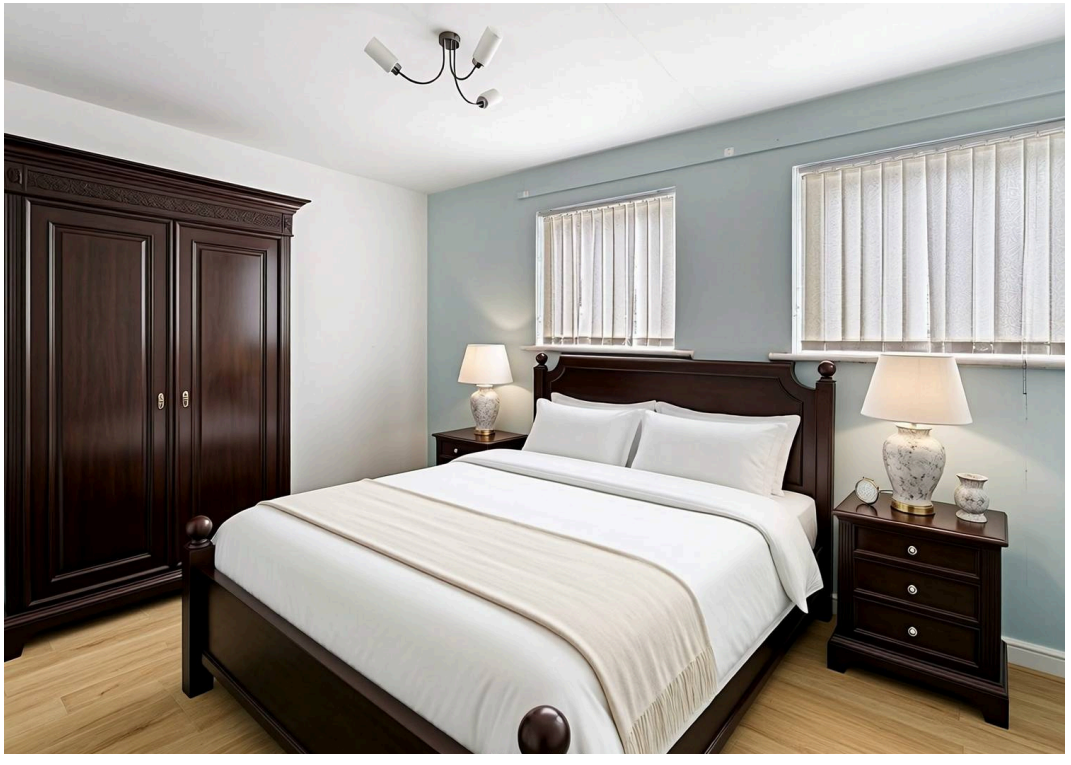
Family bathroom
5' 5" x 9' 9" (1.65m x 2.97m)
Measurements to the widest point. Papered ceiling, access to loft, papered walls with tiling to splash back areas and stone effect vinyl flooring. Three piece suite comprising low level WC, wall mounted wash hand basin and bath.

Garage
Up and over door.

Outside
The low maintenance rear courtyard is bounded by block wall and laid to patio with raised border. Wooden side gate leading to the rear of the property. The front of the property is bounded by a low brick wall with metal gate giving access, area laid to patio slabs and off road parking for one car. Outside storage.

















Payton Jewell Caines



Payton Jewell Caines

Payton Jewell & Caines Estate Agents, 5C Penybont Road - CF35 5PY

01656869000 • pencoed@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.