



6 Y Lan, Pencoed – CF35 6SA
Bridgend

Offers in Region of **£225,000**

6 Y Lan

Pencoed, Bridgend

Introducing this three bedroom semi detached dormer bungalow situated within Pencoed and comprising entrance hall, kitchen, lounge, downstairs bathroom, downstairs bedroom, two bedrooms upstairs, off road parking, garage and enclosed rear garden. Sold with no ongoing chain.

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, shops and Leisure Centre. Croesty Primary School and Pencoed Comprehensive School are within a short walk of the property. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

- Three bedroom semi detached dormer bungalow
- Off road parking
- Low maintenance enclosed rear garden
- Two further bedrooms upstairs
- Detached single garage
- Gas fired combination boiler
- Bedroom and bathroom downstairs





Entrance

Via the side with steps leading to timber door into the entrance hallway finished with wooden ceiling, wooden panelled walls and a fitted carpet. Door through to kitchen.

Kitchen

2.65m x 2.70m (8' 8" x 8' 10") Overlooking the front via PVCu double glazed window. The kitchen is arranged with low level and wall mounted units in a beech effect with chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer. Integrated electric oven with electric hob and overhead extractor hood. Integrated fridge/freezer and washing machine.

Lounge

3.25m x 4.55m (10' 8" x 14' 11") Finished with wood panelling to the ceiling with original maple wood floor. Feature fireplace with a marble hearth, timber mantel and space for a recessed electric fire.

Bathroom

PVCu frosted glazed window to the side, full height ceramic tiled walls, wall mounted heated chrome towel rail and a vinyl flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap, bath with over bath plumbed shower with hand attachment and rainwater head.

Bedroom 1

2.90m x 4.45m (9' 6" x 14' 7") PVCu double glazed window overlooking the rear garden, wood panelled ceiling and fitted carpet. Fitted storage cupboard with shelving.

Rear Lobby

3.05m x 2.90m (10' 0" x 9' 6") Ideal for a small reading room or study. Stairs to the first floor with under stair storage. Overlooking the rear garden via PVCu double glazed sliding patio doors.

First Floor Landing

Via stairs with fitted carpet and wooden balustrade. Large area of eaves storage. Fitted storage with a wall







**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.