



22 Heol Bryncwtyn, Pencoed – CF35 5PX
Bridgend

£195,000

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Pencoed, Bridgend

Welcome to this inviting two bedroom terraced house, perfectly tucked away in a quiet cul de sac and ready for its next owner, with no onward chain to worry about. The layout is practical and welcoming, with a cosy living area that flows easily into a well-equipped kitchen, making it ideal for both relaxing evenings and entertaining friends. Upstairs, you'll find two comfortable bedrooms, including a generous master bedroom that boasts its own shower area (great for those busy mornings). The second bedroom is perfect for guests, a home office, or even a nursery. There's an allocated parking space, so you'll never have to hunt for a spot when you get home. This home is in a really convenient spot, close to local amenities for your daily needs and with easy access to the M4, making commuting a breeze. Whether you're a first-time buyer, downsizer, or looking for a solid investment, this property ticks all the boxes. Come and see for yourself how easy living can be in this lovely home.

- No chain
- Two bedroom house
- Cul de sac location
- Close to local amenities and M4
- Allocated parking space
- Master with En-suite shower and vanity sink





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Entrance

Via PVCu part glazed door into the entrance hall.

Entrance hall

Centre light, smoke alarm, fitted carpet and radiator. Fuse box and solar panel switch. Doors leading off and stairs leading to the first floor.

Kitchen

11' 2" x 7' 10" (3.41m x 2.40m)

Access via bi-fold doors, textured ceiling with coving and centre light, smoke alarm, tiled flooring and PVCu window overlooking the front of the property. A range of wall and base units in light wood effect shaker style with work top and matching upstand. Built in fridge/freezer, double built in oven, electric hob and overhead extractor. Combination boiler housed within a kitchen unit. Space for washing machine.

Lounge

Centre light, decorative coving, fitted carpet, radiators and PVCu doors leading out to the rear garden. Curtain pole and blinds to remain. Large under stairs storage cupboard.



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Landing

Via stairs with fitted carpet and wooden spindle balustrade. Textured ceiling, centre light, loft access and fitted carpet.

Bedroom 1

10' 7" x 8' 11" (3.22m x 2.71m)

Coving, centre light, fitted carpet, radiator and PVCu window overlooking the front of the property. Built in wardrobes and bedside cabinets to remain. Storage cupboard housing components for the solar panel. Archway to a shower area.

Shower area

Textured ceiling and fully tiled. Two piece suite comprising single shower with wall mounted electric shower and bi-fold screen and wash hand basin with chrome mixer tap set within a vanity unit with storage and mirrored cabinet above.

Bedroom 2

9' 10" x 6' 9" (2.99m x 2.07m)

Textured and coved ceiling, fitted carpet, radiator, PVCu window overlooking the rear garden with fitted blinds to remain. Built in wardrobes and bedside cabinets to remain.

Bathroom

5' 7" x 5' 1" (1.70m x 1.56m)

Textured ceiling with inset spot lights, extractor, fully tiled walls and tiled flooring. Three piece suite comprising bath with chrome taps, low level WC and pedestal wash hand basin with chrome taps. Chrome wall mounted towel rail and overhead mirrored storage cabinet to remain. Electric shaver point.

Outside

Low maintenance open frontage, decorative stone with pathway leading to the front door. Allocated parking to the front. The rear garden is bound by feather board edging, low maintenance patio area with shale border. Wooden gate leading to rear access and wooden shed to remain.



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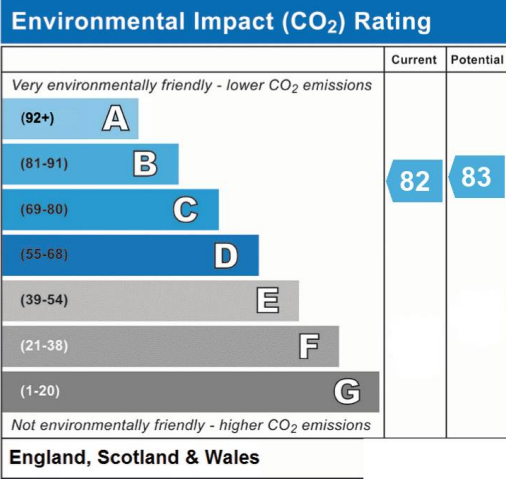
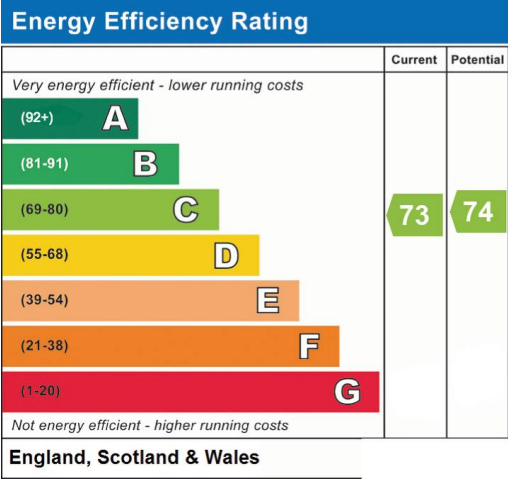
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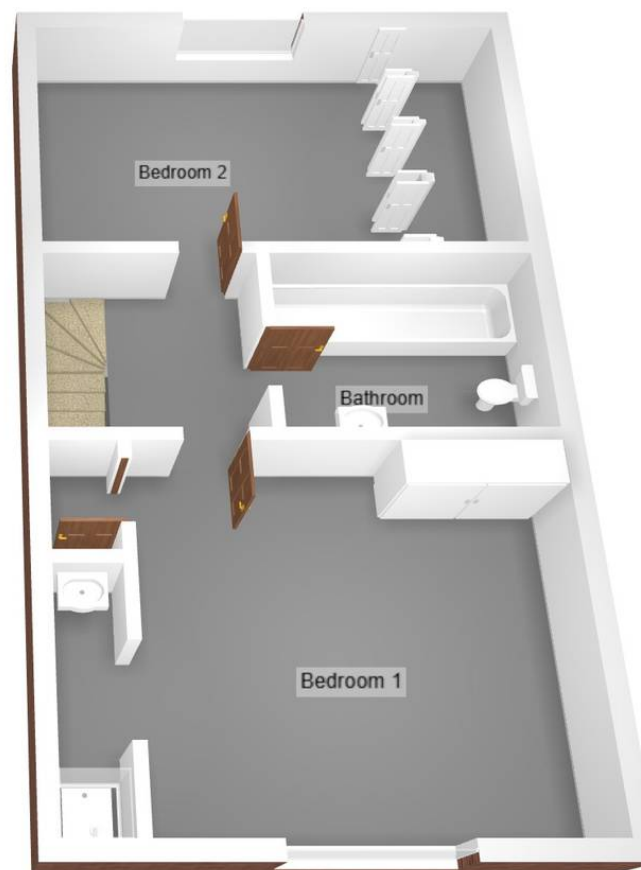
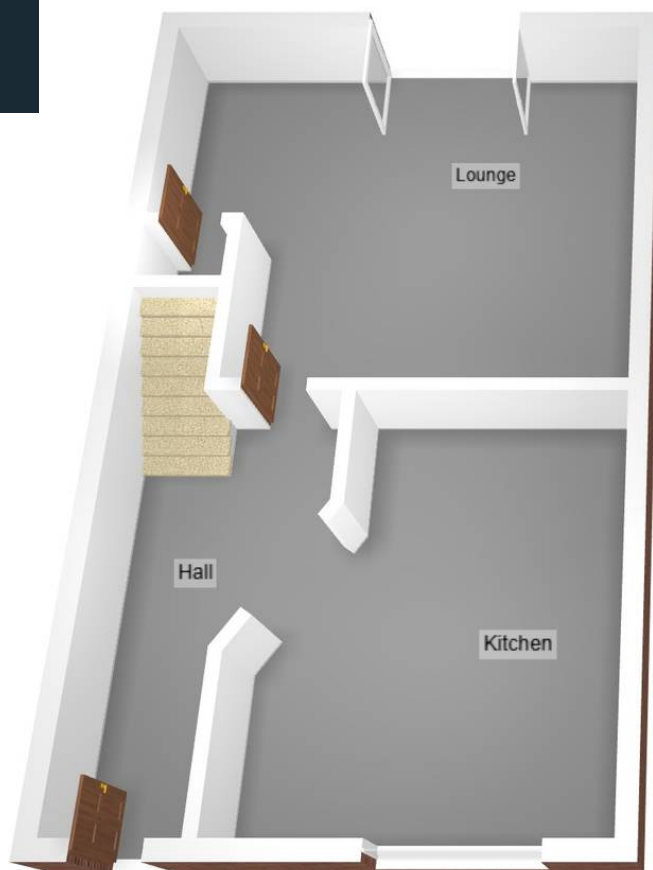


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