



**33 Woodland Avenue, Pencoed - CF35 6UW**

Bridgend

**£240,000**

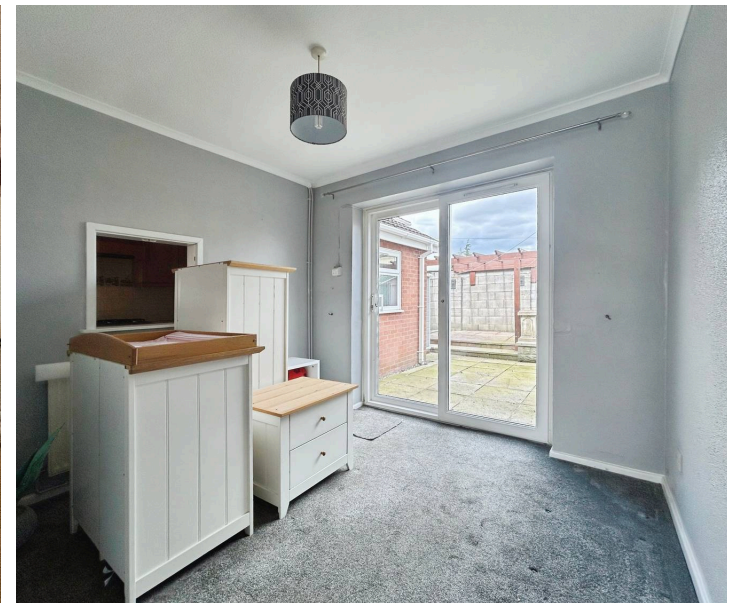
# 33 Woodland Avenue

Pencoed, Bridgend

Three bedroom extended semi detached property situated in a quiet cul-de-sac location. The property comprises entrance hall, lounge / dining room, kitchen, downstairs WC, family bathroom, reception 2 / bedroom 4, front and rear gardens and driveway parking. Requires modernisation. Viewing recommended.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

- Three bedroom extended semi detached house
- Quiet cul de sac location
- Requires modernisation
- Downstairs WC and first floor bathroom
- Lounge / Diner
- Enclosed rear garden
- Driveway parking





### **Entrance**

Via PVCu part glazed door into the hallway.

### **Hallway**

Centre light, coving, emulsioned and papered walls, skirting and laminate flooring. Stairs leading to the first floor and doors leading off to ground floor living.

### **Downstairs WC**

2' 5" x 6' 2" (0.73m x 1.87m)

Emulsioned ceiling, fully tiled walls, skirting, vinyl flooring and PVCu obscured window overlooking the side of the property. Two piece suite comprising low level WC and wall hung sink with chrome taps.

### **Lounge**

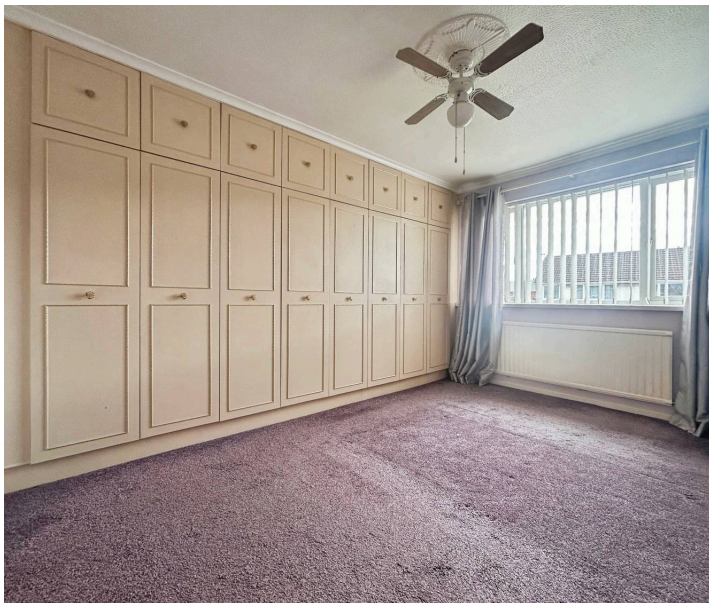
10' 11" x 13' 7" (3.32m x 4.13m)

Via double doors. Textured ceiling with centre fan light, part skimmed walls / part papered walls, skirting, fitted carpet, radiator and large PVCu window overlooking the front of the property. Feature fireplace and arch leading to the dining area.

### **Dining area**

8' 1" x 9' 2" (2.47m x 2.79m)

Emulsioned and textured ceiling and walls, skirting, centre light, radiator and PVCu sliding doors leading to the rear garden. Service hatch with opening into the kitchen.



**Kitchen**

2' 4" x 9' 1" (0.72m x 2.76m)

Textured ceiling, centre spot light, emulsioned walls, skirting and herringbone tile effect flooring. A range of low level and wall mounted units in light oak with quartz effect square edge work surfaces and tiled splash back. Stainless steel single bowl sink with chrome swan neck mixer tap. Built in single oven with five ring gas stainless steel hob and overhead extractor. Plumbing and space for washing machine and space for freestanding fridge/freezer. Access to under stairs storage and door leading into reception room 2 / bedroom 4.

**Reception room 2 / Bedroom 4**

8' 11" x 12' 3" (2.71m x 3.74m)

Skimmed and emulsioned ceiling with centre light and loft access, emulsioned walls, skirting, grey wood effect vinyl flooring, radiator, PVCu window overlooking the side and part glazed / part panelled PVCu door leading to the front of the property. Door leading into the downstairs wet room.

**Wet room**

5' 9" x 5' 10" (1.76m x 1.77m)

Skimmed and emulsioned ceiling and walls, centre light, extractor fan, radiator, anti-slip flooring and skirting. Three piece suite comprising wall hung sink, low level WC with chrome mixer tap and wall mounted electric shower with half height bi-fold shower screen doors. Tiling to the splash back areas.

**Landing**

Textured, emulsioned and coved ceiling with centre light, loft access, emulsioned and papered wall, skirting, fitted carpet, PVCu obscured window overlooking the side of the property. Airing cupboard and doors leading off.

**Bedroom 1**

10' 6" x 12' 9" (3.20m x 3.89m)

Textured, emulsioned and coved ceiling, centre fan, emulsioned walls, skirting, fitted carpet, radiator and large PVCu double glazed window overlooking the front of the property. Large built in wardrobe to remain and dressing area.

**Bedroom 2**

8' 1" x 11' 2" (2.47m x 3.40m)

Textured and coved ceiling with centre light, emulsioned walls, skirting, fitted carpet, built in single storage, radiator and large PVCu double glazed window overlooking the rear garden.

**Bedroom 3**

7' 10" x 9' 9" (2.40m x 2.98m)

Textured ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in storage cupboard housing the combination boiler.

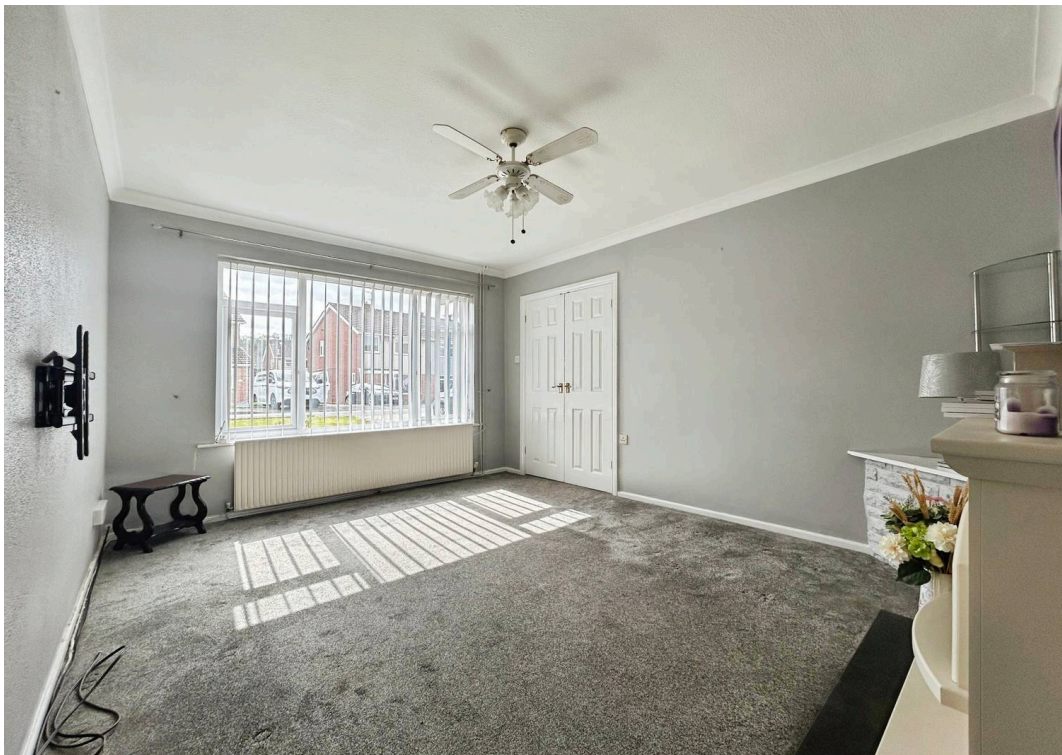
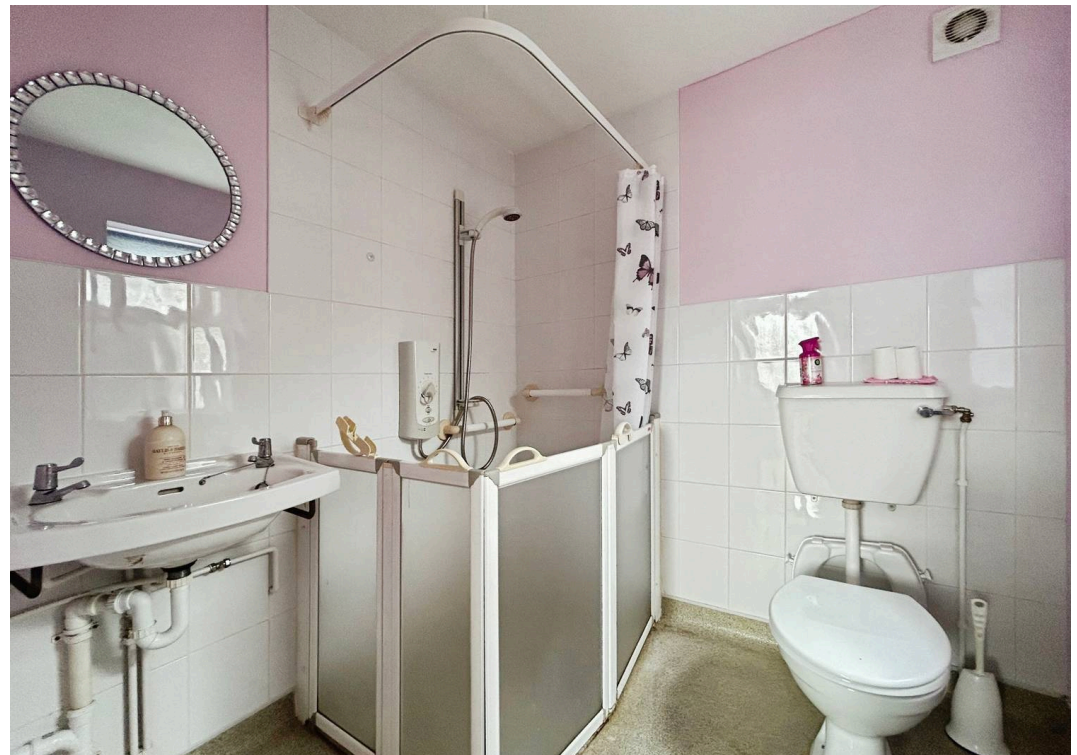
**Bathroom**

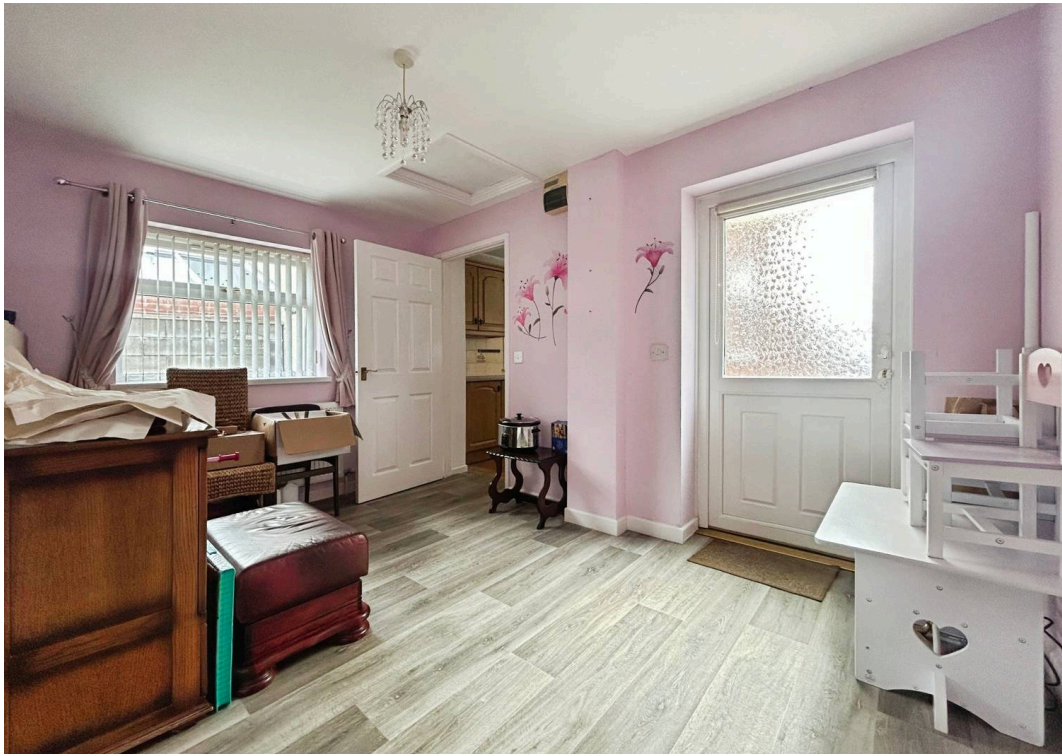
5' 3" x 8' 6" (1.59m x 2.59m)

Textured ceiling with centre light, fully tiled walls, skirting, vinyl flooring, radiator and large PVCu obscured window overlooking the rear garden. Three piece suite comprising bath with chrome mixer taps, wall mounted shower, pedestal wash hand basin with chrome taps and low level WC.

**Outside**

Low maintenance front garden bound by low brick wall, laid to lawn with paved driveway with parking for 3/4 cars. Enclosed low maintenance rear garden bound by block, patio with step up leading to a further tiered patio area with pergola.







## Payton Jewell Caines

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