



7 The Green, Pencoed - CF35 5PS

Bridgend

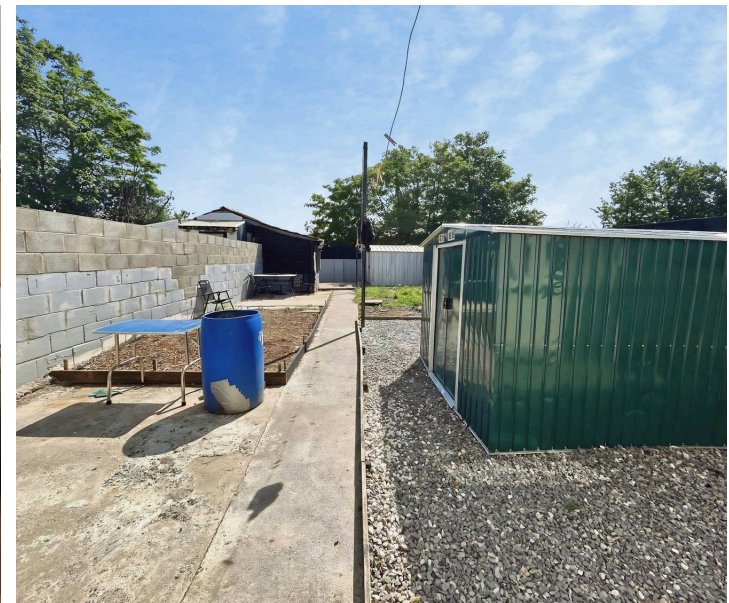
£175,000

7 The Green

Pencoed, Bridgend

Welcome to this inviting three bedroom semi-detached house, perfectly positioned in a quiet cul-de-sac that offers both privacy and a sense of community. Step inside to find a spacious living area, ideal for relaxing evenings or entertaining friends. The kitchen is well laid out, providing plenty of storage and worktop space (perfect for home cooks and busy families alike). Each of the three bedrooms is generously sized, offering flexibility whether you need a guest room, office, or playroom. The bathroom is functional, and there's the added bonus of a newly fitted boiler, so you can enjoy peace of mind when it comes to heating and hot water. With ample space for parking, you'll never have to worry about finding a spot after a long day. This home is ready to move into, with neutral décor throughout, allowing you to easily put your own stamp on the space. Whether you're a first-time buyer, upsizing for more room, or looking for a place in a friendly neighbourhood, this property ticks all the boxes. The property is close to local amenities and M4 access!

Don't miss your chance to view - contact us today to arrange a visit and see for yourself what makes this house so special.





- Large rear garden
- Space for parking
- Semi-detached
- Quiet cul-de-sac area
- Newly fitted boiler

Entrance

Via UPVC door leading straight into the hallway.

Hallway

Centre light, papered ceiling and walls, dark wood effect laminate flooring and consumer board.

Lounge

11' 8" x 15' 0" (3.56m x 4.58m)

Textured ceiling, papered walls, centre fan light, electric fire, radiator and wood effect laminate flooring.

Kitchen

8' 4" x 15' 0" (2.53m x 4.57m)

Textured ceiling, papered walls, centre lights, boiler, wood effect laminate flooring, base and wall units, two UPVC window, radiator, space for free standing oven, space for washing machine and drier and space for fridge-freezer.

Inner hall

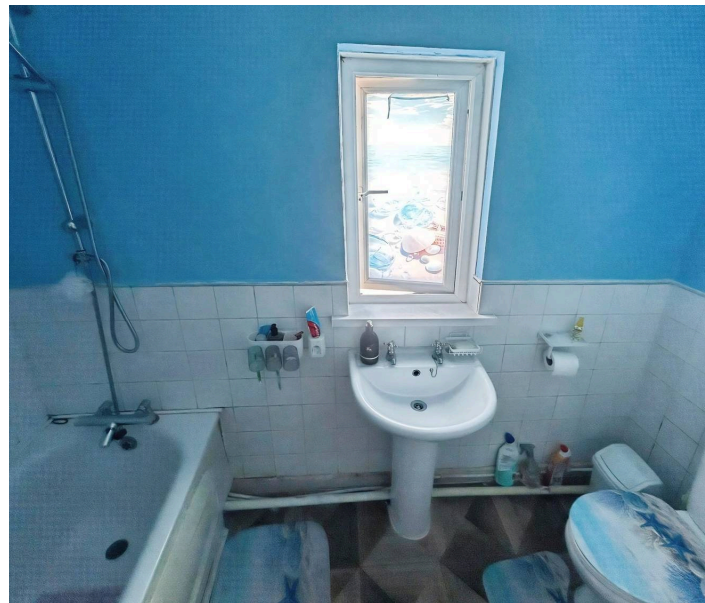
3' 5" x 4' 11" (1.04m x 1.51m)

Papered ceiling, centre light, skimmed walls, dark wood effect laminate floor, UPVC part glazed door leading to side of property and tiled understairs storage.

Downstairs W.C

2' 4" x 4' 0" (0.71m x 1.21m)

Textured ceiling, papered walls, centre light, UPVC window and low level W.C.



Landing

Papered ceiling and walls, centre light, loft access, UPVC window and fitted carpet.

Bedroom one

9' 5" x 10' 11" (2.88m x 3.34m)

Papered ceiling and walls, centre fan light, radiator, UPVC window, fitted carpet and fitted storage.

Bedroom two

9' 1" x 9' 4" (2.78m x 2.85m)

Papered ceiling and walls, centre light, radiator, UPVC window and dark wood effect laminate floor.

Bedroom three

8' 2" x 7' 10" (2.50m x 2.40m)

Papered ceiling, centre light, plastered walls, UPVC window and fitted carpet.

Family bathroom

8' 5" x 5' 4" (2.56m x 1.63m)

Comprises of low level W.C, pedestal sink, bath with wall mounted over head shower, obscured UPVC window, chrome towel rail, papered ceiling, centre light, half height tiled walls and tile effect lino flooring.

Outside

Very low maintenance front bounded by block wall, laid to concrete to allow for parking with chipping boarder. Rear private garden bounded by block wall, low maintenance concrete with chipping boarder, bark area and further patio area to the rear of the garden.



Payton Jewell Caines

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