



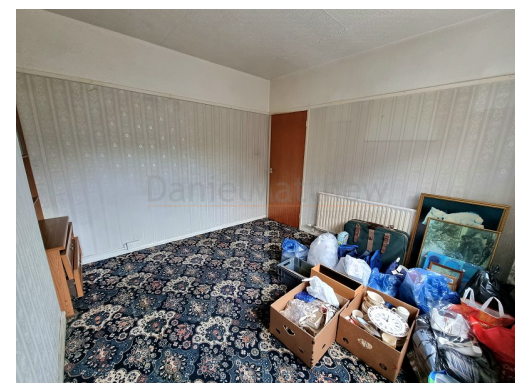
Penybont Road, Pencoed, Bridgend, Bridgend County. CF35 5PU

£199,950



Daniel Matthew Estate Agents
10 The Triangle, Brackla. Bridgend. CF31 2LL
01656 750764

DanielMatthew
ESTATE AGENTS



Penybont Road, Pencoed, Bridgend, Bridgend County. CF35 5PU

£199,950

Daniel Matthew are pleased to offer for sale this ideal family home, which is in need of modernisation throughout. A three bedroom semi detached property, situated on Penybont Road, within the popular location of Pencoed. Property comprises, hallway, two reception rooms, kitchen, inner hallway and WC. To the first floor three bedrooms and family bathroom. Further benefits are enclosed rear garden, driveway, close to great school catchment and local amenities. Property has oil central heating, and is being sold with no ongoing chain. Viewing's are highly recommended, please call 01656 750764

Hallway

Enter via UPVC double glazed obscured door with side glass panels into hallway, papered ceiling, papered walls, fitted carpet, staircase leading to first floor, under stair's storage, doors leading into:-

Lounge (12' 0" Max x 11' 11") or (3.65m Max x 3.64m)

UPVC double glazed bay window to front aspect, papered ceiling, papered walls with picture rail, fitted carpet, radiator, gas fire place with surround.

Dining Room (11' 2" x 11' 0") or (3.40m x 3.35m)

UPVC double glazed window to rear aspect, papered ceiling, papered walls, fitted carpet, radiator.

Kitchen (7' 7" x 7' 3") or (2.32m x 2.22m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to inner hallway, a range of matching wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for under counter fridge/freezer.

Inner Hallway

UPVC double glazed obscured door leading into rear garden, polystyrene tiled ceiling, vinyl flooring, wooden doors leading into storage cupboard and WC.

WC

UPVC double glazed obscured window to rear aspect, polystyrene tiled ceiling, fitted carpet, low level WC.

Landing

UPVC double glazed window to side aspect, papered ceiling, papered walls, fitted carpet, loft access, doors leading into:-

Bathroom (7' 4" x 6' 4") or (2.24m x 1.93m)

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls, fitted carpet, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and electric overhead shower, radiator, cupboard housing water tank.

Bedroom One (13' 3" x 11' 5") or (4.03m x 3.49m)

UPVC double glazed bay window to front aspect, papered ceiling, papered walls, fitted carpet, radiator.

Bedroom Two (11' 7" x 11' 3") or (3.53m x 3.44m)

UPVC double glazed window to rear aspect, papered ceiling, papered walls, fitted carpet, radiator.

Bedroom Three (7' 4" x 7' 0") or (2.23m x 2.14m)

UPVC double glazed window to front aspect, papered ceiling, papered walls, fitted carpet, radiator.

Outside

Front - Brick boundary, driveway leading to garage, pathway leading to front door, laid to lawn and mature shrubs

Rear - Single Garage, driveway leading to garage, tiered garden with large patio area, laid to lawn, fenced boundaries.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure


The resale tenure for this property is Freehold



Council Tax

The council tax for this property is band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Daniel Matthew Estate Agents
 10 The Triangle
 Brackla
 Bridgend
 CF31 2LL
 01656 750764
 info@danielmatthew.co.uk