

48 Heol Maes Yr Haf
Pencoed
Bridgend County
CF35 5PJ

£185,000 OIRO



- END TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- BEAUTIFUL SPIRAL STAIRCASE
- ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- GENEROUS DRIVEWAY
- FRONT & REAR GARDEN



Ref: PRA10712

Viewing Instructions: Strictly By Appointment Only

General Description

**** IDEAL FOR FIRST TIME BUYERS **** Daniel Matthew Estate Agents are pleased to offer for sale this immaculate two double bedroom end terrace property situated in the sought after area of Pencoed. Property comprises to the ground floor, hallway, kitchen and lounge/diner with a beautiful spiral staircase. To the first floor two double bedrooms and bathroom. Further benefits are front and enclosed rear garden, generous driveway to the front, property is being sold with no ongoing chain. Ideal home for first time buyers or investors. Property is situated in the Pencoed Village, offering easy access to M4 Corridor Junction 35, great school catchment, and railway station. Property is also close to local amenities including shops, library and leisure centre. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



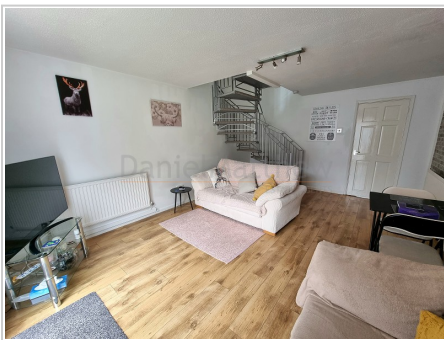
Hallway

Enter via UPVC double glazed door leading into hallway, textured ceiling, plain walls, wood effect laminate flooring, archway leading into kitchen, radiator, door leading into Lounge/Diner.



Kitchen (7' 08" x 7' 07") or (2.34m x 2.31m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, tiled splashback, tiled flooring, 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 fridge/freezer, wall mounted combi boiler, electric oven with four ring gas hob and extractor fan.



Lounge/Diner (16' 08" x 12' 05") or (5.08m x 3.78m)

UPVC double glazed sliding doors leading to enclosed rear garden, textured ceiling, plain walls with one featured papered wall, wood effect laminate flooring, a beautiful spiral staircase leading to first floor, two radiators.



Landing

Textured ceiling, plain walls, fitted carpet, loft access, doors leading into;-



Bedroom One (12' 05" x 8' 09") or (3.78m x 2.67m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, wood effect laminate flooring, radiator.



Bedroom Two (12' 05" x 7' 09") or (3.78m x 2.36m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, wood effect laminate flooring, radiator, built in storage cupboard.



Bathroom (7' 05" x 4' 09") or (2.26m x 1.45m)

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls, tiled splashback, tiled flooring, a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over head and mixer tap, radiator.



Outside

Front - Driveway for two vehicles, pathway leading to front door, side gate access into rear garden, laid to lawn area.

Rear -

Services

Mains electricity, mains water, mains gas, mains drainage

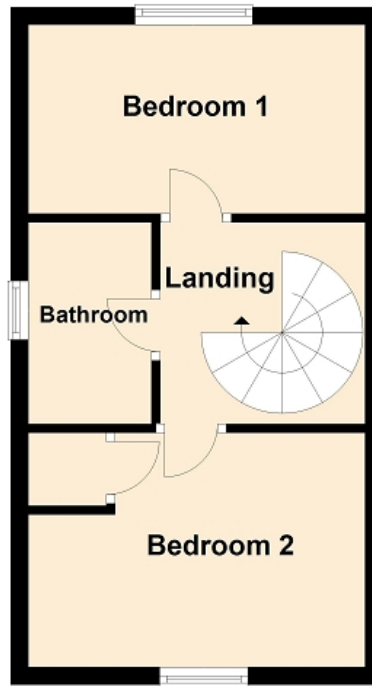
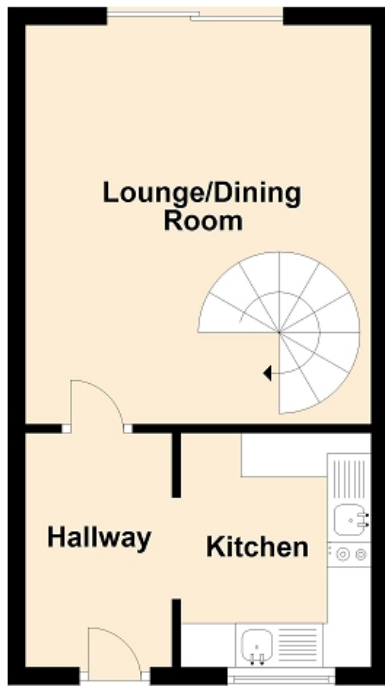
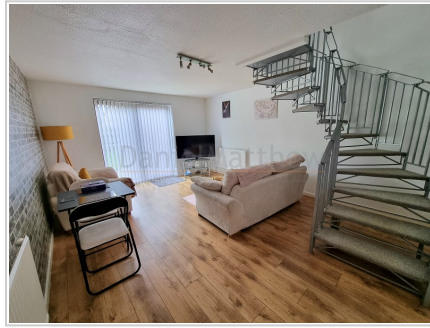
EPC Rating: D64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.