

7 Plouzane Road  
Pencoed  
Bridgend County  
CF35 5LN

£264,950



- Three bedroom semi in an immaculate condition
- Utility Room
- Extended Kitchen/Diner
- Family Bathroom
- Three beautifully presented bedrooms
- Landscaped Garden
- Excellent links for M4 corridor and rail links
- Must to view property
- Garage
- Freehold

**Ref: PRA10377**

Viewing Instructions: Strictly By Appointment Only



## General Description

\* Immaculate Three Bedroom Semi Detached \* Daniel Matthew are pleased to offer for sale this well presented three bedroom semi detached situated in the popular area of Pencoed. Comprising hallway, cloakroom, lounge, kitchen/diner. To the first floor three bedrooms with and family bathroom. Further benefits off road parking and garage with landscaped garden. Good transport links and within walking distance to rail links. Call our team to arrange a viewing 01656 750764.

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## Accommodation

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### Entrance Hallway

Enter via composite door to hallway comprising plain ceiling, plain walls, LVT flooring, radiator, storage cupboard, doors leading to ground floor rooms, stairs to first floor.

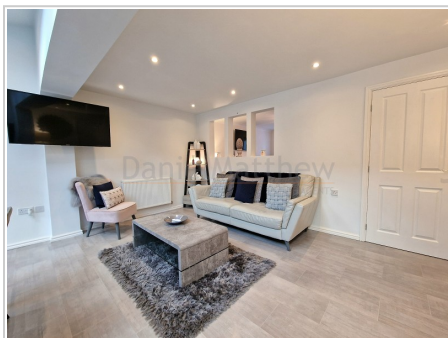
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### Lounge (10' 05" x 11' 09") or (3.18m x 3.58m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, Laminate flooring, radiator, gas fire with surround.

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### Kitchen/Diner/Family Room (18' 02" Max x 18' 08" Max) or (5.54m Max x 5.69m Max)

UPVC double glazed window, UPVC double glazed French doors leading to rear garden, four Velux allowing additional light. Matching wall and base units with complementary work surface, inset stainless steel sink, integrated hob and oven. Plain ceiling, plain walls, laminate flooring, two radiators, door to utility room.

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### Utility Room

Plain ceiling, plain walls, laminate flooring, plumbing for washing machine, space for tumble dryer and fridge/freezer.

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### Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, LVT flooring, radiator.

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### Landing

Plain ceiling, access to loft, plain walls, carpet flooring, radiator, doors leading to all first floor rooms.

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## Master Bedroom (10' 02" x 8' 01") or (3.10m x 2.46m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, fitted wardrobes, radiator, door to ensuite.

## En Suite

Plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle.



## Bedroom Two (7' 0" Min x 11' 03") or (2.13m Min x 3.43m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



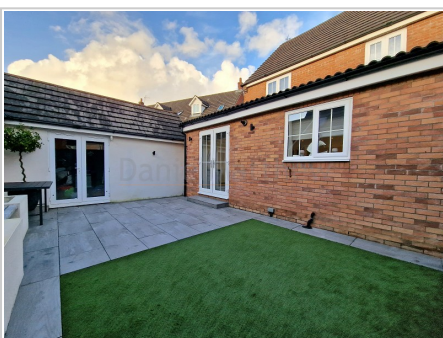
## Bedroom Three (8' 02" x 8' 01") or (2.49m x 2.46m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



## Bathroom

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath with shower over, vinyl flooring.



## Outside

Front - Driveway leading to single garage, decorative gravel area.

Rear - Wall and fenced boundaries, artificial grass, tiled patio area, water feature and outdoor lighting.

## Garage

Up and over door, power and lighting.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

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*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.*