

20 Coed Bach
Pencoed
Bridgend County
CF35 6TF

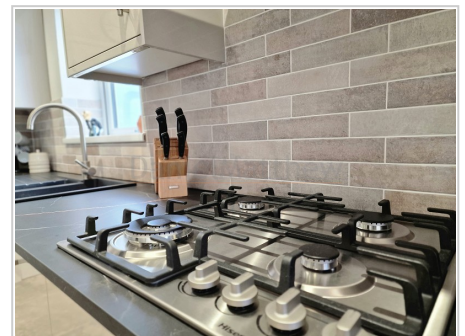
£299,950



- Three Bedroom Detached Bungalow
- Lounge
- Kitchen
- Ensuite To Master
- Garage
- Off Road Parking For Several Vehicles
- Good Transport Links
- Close To Amenities
- No Chain

Ref: PRA10413

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew are pleased to present for sale this fully renovated to a high standard three-double bedroom detached bungalow in the heart of the popular village of Pencoed. This inviting home features a spacious living area, a newly refurbished kitchen and shower room, and three comfortable bedrooms with ensuite to Master. Further benefits off road parking for several vehicles and garage. Enjoying a convenient location, residents benefit from easy access to local amenities and good transport links, ensuring a comfortable and connected lifestyle. Don't miss the opportunity to make this charming bungalow your new home in this vibrant village setting. Renovated to a high standard

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, plain ceiling, access to loft, plain walls, tiled flooring, radiator, doors leading to all rooms.

Utility/Storage

Plumbing for washing machine, combi boiler, tiled flooring.



Kitchen (13' 10" x 9' 00") or (4.22m x 2.74m)

Dual aspect to side and rear UPVC double glazed window, plain ceiling, plain walls with tiled splashback. Matching high gloss wall and base units. Integrated dishwasher, wine cooler, hob and eye level oven. 1 1/2 bowl granite sink, space for fridge/freezer, radiator, door to lounge/diner.

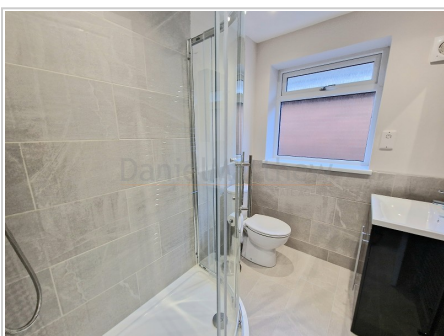


Lounge/Diner (14' 10" x 12' 02") or (4.52m x 3.71m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, laminate flooring, two radiators, UPVC double glazed doors leading to lean to conservatory.

Lean To Conservatory

Tiled flooring, UPVC double glazed built, sliding door leading to rear garden.



Shower Room

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, tiled flooring, low level WC, shower cubicle, wash hand basin with vanity unit beneath, heated towel rail.



Master Bedroom (11' 02" Min x 10' 08") or (3.40m Min x 3.25m)

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



En Suite

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin with vanity unit beneath, shower cubicle, tiled flooring.



Bedroom Two (10' 02" x 8' 08") or (3.10m x 2.64m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminated flooring, radiator, built in wardrobes.



Bedroom Three (8' 02" x 10' 05") or (2.49m x 3.18m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, laminate flooring, radiator, door to lounge/diner.



Outside

Front - Off road parking for several vehicles, side access to rear garden.

Rear - Fenced boundaries, laid to lawn area, flower beds.

Garage

up and over door

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

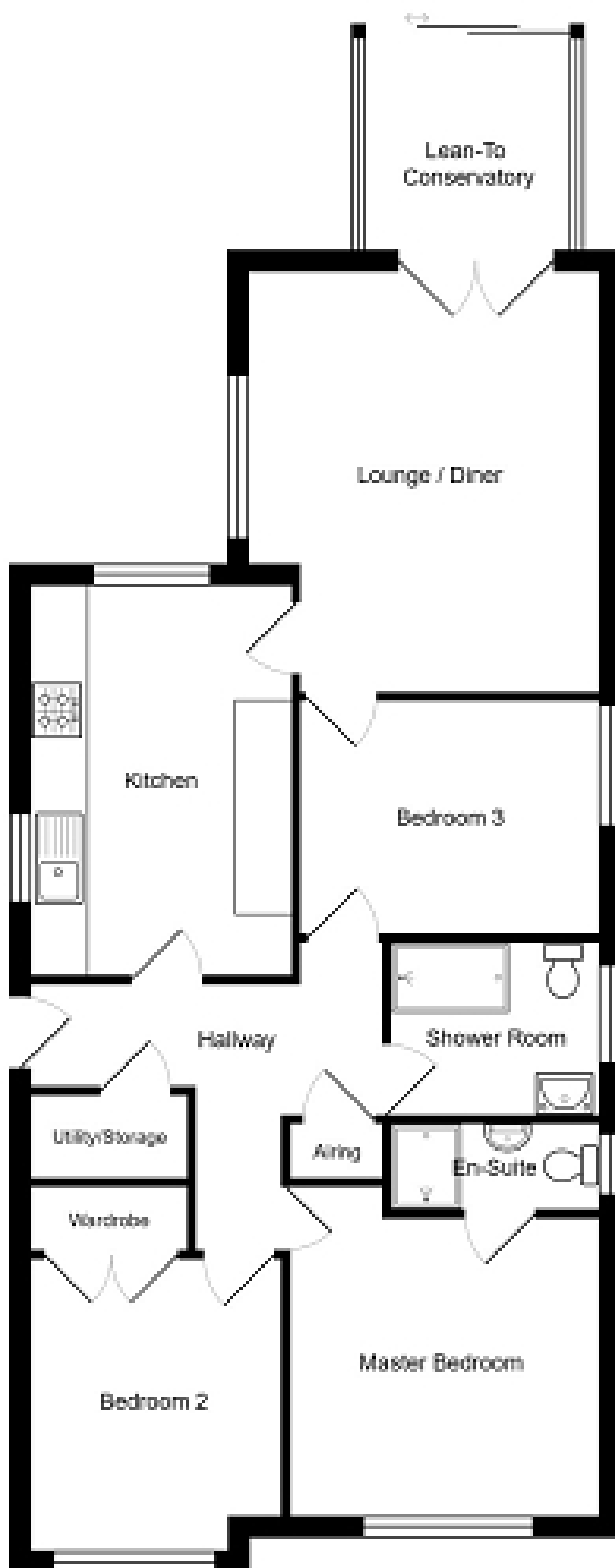
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.