

26 Taliesin Close
Pencoed
Bridgend County
CF35 6JR

£220,000



- Extended Three Bedroom Semi Detached
- Corner Plot with South/West Rear Garden
- Farmlands To The Rear Of The Property
- Utility Room
- Cloakroom
- Off Road Parking For Several Vehicles
- Viewing's Highly Recommended
- Kitchen/Breakfast Room
- Situated At The Head of A Cul-De-Sac

Ref: PRA10501

Viewing Instructions: Strictly By Appointment Only



General Description

* EXTENDED THREE BEDROOM FAMILY HOME * Daniel Matthew are pleased to offer for sale this corner plot family home situated at the head of the cul-de-sac. Comprising hallway, open plan lounge/dining area, kitchen/breakfast room, utility area with separate cloakroom. To the first floor three bedrooms and family bathroom. Further benefits low maintenance front garden, off road parking for several vehicle and south/west rear garden. Viewings are highly recommended, call our team to arrange an appointment 01656 750764.

Accommodation

Hallway

Enter via UPVC double glazed door to hallway, comprising textured ceiling, coving, plain walls, laminate flooring, radiator, stairs to first floor.



Lounge (15' 02" x 11' 09") or (4.62m x 3.58m)

UPVC double glazed Georgian style window to front aspect, textured ceiling, coving, plain walls with feature wall, gas fire with surround, laminate flooring, radiator, opening to dining area.



Dining Area (9' 11" x 7' 05") or (3.02m x 2.26m)

Textured ceiling, coving, plain walls, laminate flooring, radiator, door to utility room, opening to kitchen/breakfast room.



Utility Room (9' 1" x 6' 4") or (2.77m x 1.93m)

UPVC double glazed window to side aspect, textured ceiling, coving, plain walls, tiled flooring. Matching wall and base units, composite sink/drainage with mixer tap over, radiator, door to cloakroom.

Cloakroom/w.c

Plain ceiling, plain walls, low level WC.



Kitchen/ Breakfast Room (12' 6" x 11' 9") or (3.80m x 3.58m)

UPVC double glazed window to rear aspect. Matching wall and base units with granite worktops and upstands, range cooker, space for fridge/freezer, integrated dishwasher. Plain ceiling, plain walls, tiled flooring. UPVC double glazed French doors leading to rear garden.

Landing

UPVC double glazed window to side aspect, textured ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.



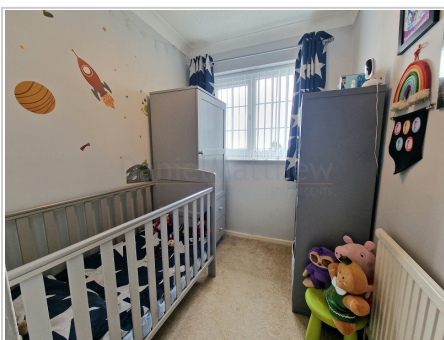
Bedroom One (12' 11" x 8' 0") or (3.94m x 2.45m)

UPVC double glazed Georgian style window to front aspect, textured ceiling, coving, plain walls, carpet flooring, radiator, storage cupboard.



Bedroom Two (10' 4" x 8' 2") or (3.14m x 2.48m)

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



Bedroom Three (9' 7" x 5' 4") or (2.92m x 1.63m)

UPVC double glazed Georgian style window to front aspect, textured ceiling, plain walls, carpet flooring, radiator, storage cupboard.



Bathroom (5' 9" x 5' 3") or (1.75m x 1.60m)

UPVC double glazed obscured window to side aspect, fully tiled walls, vinyl flooring. Low level WC, pedestal wash hand basin, panelled bath with shower over.



Outside

Front - Decorative gravel to front, off road parking for several vehicles, side access.
Rear - Corner plot garden, fenced boundaries, laid to lawn, laid to patio, green house to remain, decorative gravel sitting area.

Garage

Up and over door, power and lighting,

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



Ground Floor

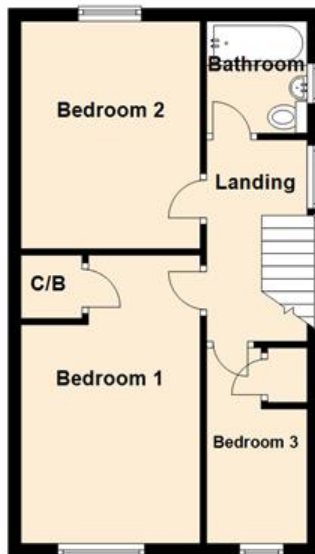
Approx. 50.9 sq. metres (547.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.2 sq. feet)

First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



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.