

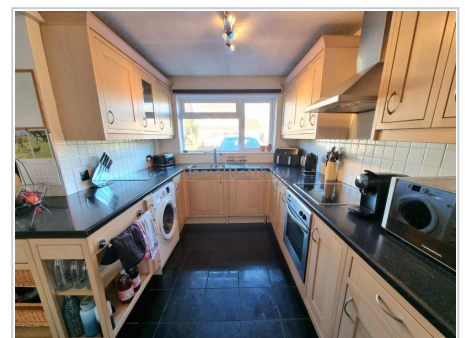
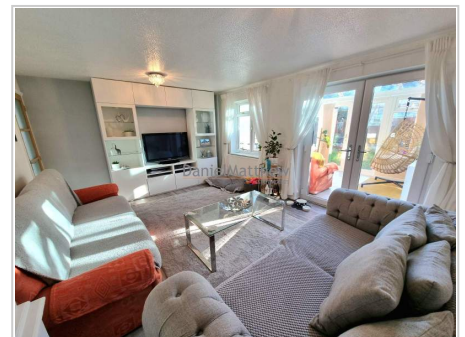
52 Heol Maes Yr Haf
Pencoed
Bridgend
CF35 5PJ

£235,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- OPEN PLAN KITCHEN/DINING ROOM
- CONSERVATORY
- DRIVEWAY
- REAR & SIDE GARDEN
- CLOSE TO M4 CORRIDOR, LOCAL AMENITIES AND PUBLIC TRANSPORT
- POPULAR LOCATION
- PROPERTY IS HIGHLY RECOMMENDED FOR VIEWING'S, PLEASE CALL 01656 750764

Ref: PRA10828



Viewing Instructions: Strictly By Appointment Only

General Description

**** IDEAL FAMILY HOME, SEMI DETACHED **** Daniel Matthew Estate Agents are pleased to offer for sale this well presented three bedroom semi detached property situated in the sought after area of Heol Maes Yr Haf, Pencoed. Property comprises to the ground floor, hallway, lounge, open plan kitchen/dining room and conservatory. To the first floor three bedrooms and family bathroom. Further benefits are side and rear garden, driveway, easy access to J35 of the M4 corridor offering routes to Cardiff and Swansea. Pencoed boasts great amenities, great school catchment and public transport routes, property is highly recommended for viewing's, please contact a member of our team on 01656 750764.

Accommodation



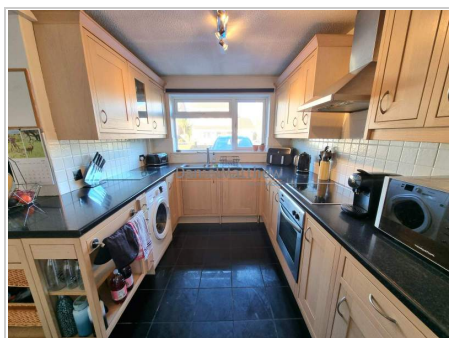
Hallway

Enter via UPVC double glazed obscured door with obscured side glass panel into welcoming hallway, textured ceiling, plain walls, wood effect laminate flooring, radiator, staircase leading to first floor, consumer unit, doors leading into;-



Lounge (16' 5.24" x 12' 0.49") or (5.01m x 3.67m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to conservatory, textured ceiling, plain walls, grey wood effect laminate flooring, two radiators, door leading into conservatory.



Kitchen/Diner (10' 1.65" x 8' 1.64") or (3.09m x 2.48m)

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 work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring induction hob, extractor fan, integrated dishwasher, space for fridge/freezer and plumbing for washing machine, open plan to dining room.



Dining Room (13' 3.45" x 7' 8.91") or (4.05m x 2.36m)

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



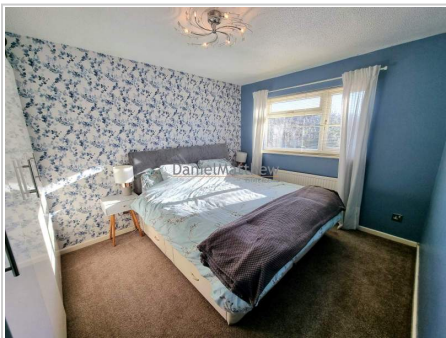
Conservatory (14' 2.47" x 8' 7.94") or (4.33m x 2.64m)

Plain walls, tiled flooring with under floor heating, electric sockets, UPVC double glazed doors leading to rear garden.



Landing

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



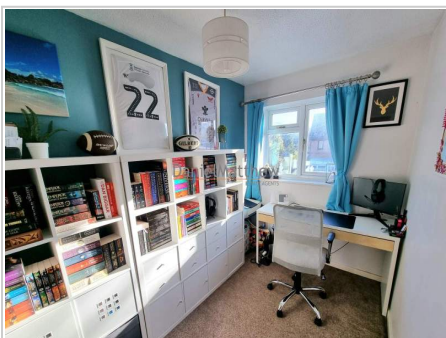
Bedroom One (12' 4.82" x 9' 7.75") or (3.78m x 2.94m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls with one featured papered wall, fitted carpet, radiator.



Bedroom Two (9' 3.81" x 8' 5.97") or (2.84m x 2.59m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator, storage cupboard housing combination boiler.



Bedroom Three (9' 6.57" x 6' 7.53") or (2.91m x 2.02m)

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

Bathroom (6' 11.07" x 5' 5.75") or (2.11m x 1.67m)

UPVC double glazed obscured window to front aspect, textured ceiling, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mains overhead shower and mixer tap, radiator.

Services

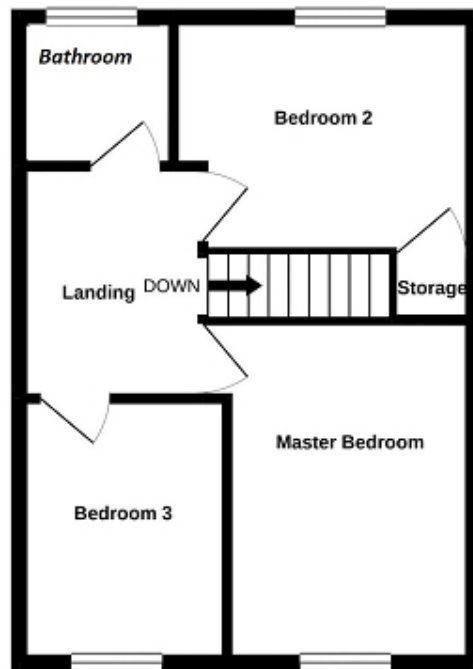
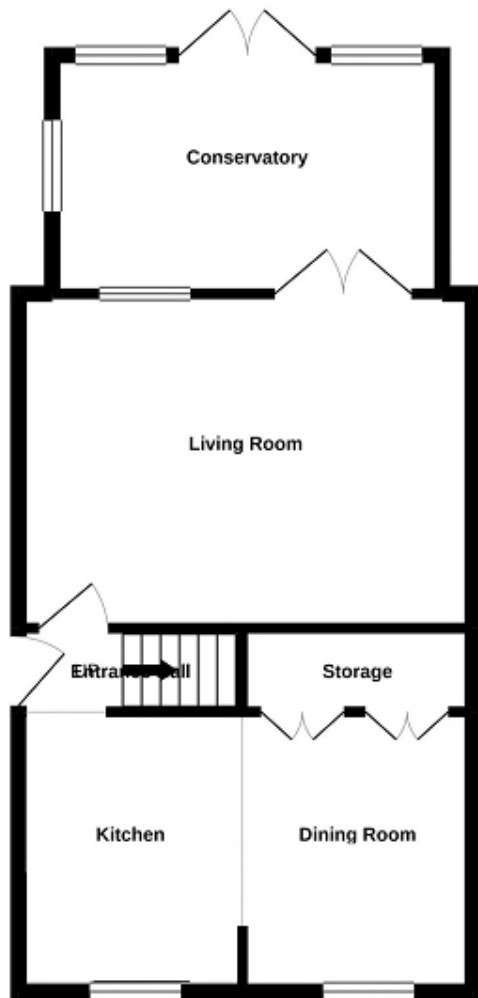
Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: C76

Tenure

We are informed that the tenure is Freehold





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.