

28 Mervyn Way
Pencoed
Bridgend
Bridgend County
CF35 6JH

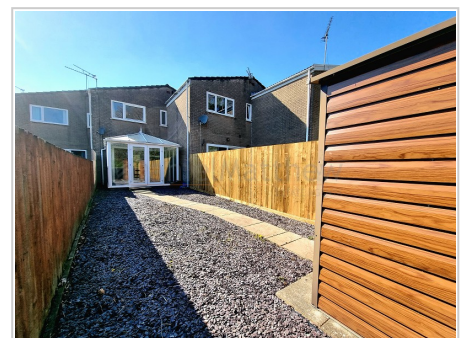
£159,950



- Two Double Bedroom Property
- Open Plan Lounge
- Fitted Kitchen
- Conservatory
- Wet Room
- Maintenance Free Front and Rear Garden
- Parking Area To The Front
- Walking Distance To Town & Train Station
- Garden Shed
- NO ONGOING CHAIN

Ref: PRA10907

Viewing Instructions: Strictly By Appointment Only



General Description

*** IDEAL FIRST TIME OR INVESTMENT BUY AVAILABLE WITH VACANT POSSESSION *** Daniel Matthew are pleased to offer for sale this well presented two double bedroom terraced home. The property comprises of: An open plan lounge, kitchen, conservatory, two double bedrooms and wet room. Maintenance free private garden to rear with 'garden shed' to remain. Conveniently situated within close proximity of junction 35 of the M4 corridor giving an easy commute to both Cardiff and Swansea, the coast and countryside are also nearby. The town boasts many facilities and amenities including: two primary schools, comprehensive school, doctors surgery, train station and bus routes, variety of shops, takeaways, pubs, swimming pool and leisure facilities, are all within walking distance. Call to arrange an appointment to view on 01656 750764

Accommodation

Hallway

Enter via a UPVC front door into hallway. Skimmed walls and ceiling. Ceramic tiled floor. Ideal combination boiler. Entrance to lounge.



Lounge (15' 2" x 13' 0") or (4.62m x 3.96m)

A spacious open plan room with stairs to first floor. Artexed ceiling and skimmed walls. Fitted carpets. Radiator. Sliding doors into conservatory. Opening into kitchen.



Kitchen (13' 0" x 6' 4") or (3.96m x 1.93m)

A fully fitted kitchen in white with coordinating work surfaces and tiling to splash back areas. One and a half bowl stainless steel sink with drainer and mixer tap. Integrated gas hob with electric oven. Plumbing for automatic washing machine. Artexed and coved ceiling with spot lights. Ceramic tiled floor. UPVC double glazed window to front. Storage cupboard.



Conservatory (10' 2" x 9' 10") or (3.10m x 3.0m)

A UPVC conservatory fully glazed with anti glare roof. French doors to rear garden.

Landing

Carpeted staircase to first floor. Access to loft. Storage cupboard. Fitted carpets. Doors to first floor rooms.



Bedroom One (13' 1" x 8' 2") or (3.98m x 2.48m)

Situated to the front of the property with UPVC double glazed window with radiator under. Artexed ceiling and skimmed walls. Fitted carpets. Centre light. A range of fitted wardrobes.



Bedroom Two (10' 1" x 9' 9") or (3.08m x 2.98m)

Situated to the rear of the property with UPVC double glazed window. Radiator. Artexed ceiling and skimmed walls. Laminate flooring. Centre light with fan.



Wet Room (6' 9" x 6' 7") or (2.07m x 2.0m)

Fitted as a wet room with non slip flooring. Tiling to walls with skimmed ceiling and down lights. Two piece suite in white which includes a WC and pedestal wash hand basin. Walk in shower with thermostatic shower and curtain. Chrome heated towel rail. Obscure UPVC double glazed window.



Garden

Fully enclosed with close board fencing. Maintenance free with decorative stones and pathway leading to garden shed.

The front is also maintenance free with decorative stones and path leading to front door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

Tenure

We are informed that the tenure is Freehold

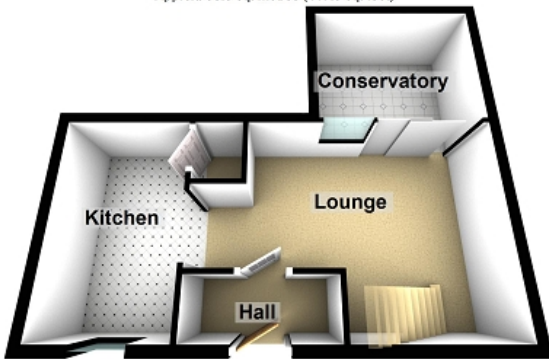
Council Tax

Band B



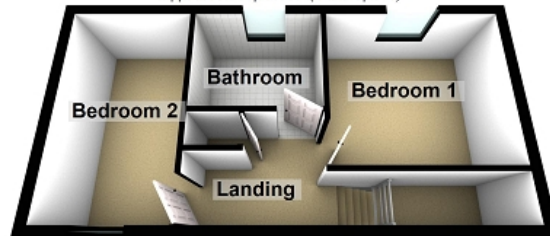
Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 69.2 sq. metres (745.2 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.