

22 Coed Bach
Pencoed
Bridgend
CF35 6TF

£230,000



- DETACHED DORMA BUNGALOW
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS OFFERING AMPLE LIVING SPACE
- CLOAKROOM & UPSTAIRS BATHROOM
- DRIVEWAY & SINGLE GARAGE
- NO ONGOING CHAIN
- FRONT AND LARGE REAR GARDEN
- IDEAL VILLAGE LOCATION, EASY ACCESS TO SHOPS/AMENITIES & SCHOOLS
- EXCELLENT PUBLIC TRANSPORT & CLOSE TO M4 CORRIDOR
- VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764

Ref: PRA10985

Viewing Instructions: Strictly By Appointment Only

General Description

**** Three-Bedroom Dorma Bungalow in Pencoed - NO CHAIN ****

Daniel Matthew Estate Agents are pleased to offer to the market this three bedroom detached dorma bungalow situated in the highly sought-after area of Pencoed. The Bungalow offers ample living space, within easy reach of excellent public transport links and is a short distance from local shops and amenities.

The entrance opens into a welcoming hallway that leads to a spacious lounge and kitchen, An inner hallway connects to a cloakroom, kitchen, dining room, and a versatile ground-floor bedroom, ideal for a guest room or home office. Upstairs, the landing leads to two large double bedrooms, both offering plenty of natural light and storage space within the eaves and a main bathroom.

This bungalow is a fantastic opportunity for families or those seeking a comfortable home in a prime location, with great flexibility in its layout. Outside space the Bungalow benefits from driveway to the front with front garden offering laid to lawn area and mature shrubs and plants, side pathway leading to single garage and larger then average rear garden. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway (7' 1" x 4' 2") or (2.16m x 1.27m)

Enter via UPVC double glazed obscured door with obscured side glass panel into hallway, plain ceiling, plain walls, original parquet flooring, electric cupboard, doors leading into kitchen & lounge, radiator.



Lounge (15' 5" x 12' 9") or (4.71m x 3.88m)

UPVC double glazed window to front aspect, plain ceiling, papered walls, fitted carpet, radiator, gas fire place, door leading into inner hallway.



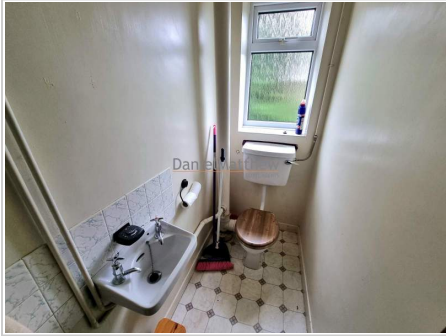
Inner Hallway

Plain ceiling, plain walls, original parquet flooring, radiator, staircase leading to first floor with newly fitted carpets, storage cupboard under the stairs housing gas metre, doors leading into,



Kitchen (14' 8" x 7' 2") or (4.48m x 2.18m)

UPVC double glazed window to side aspect, UPVC double glazed obscured door to side aspect, textured ceiling, plain walls, tiled splashback, vinyl flooring, base units with complimentary work surfaces, under counter fridge and freezer to remain, washing machine to remain. Electric oven with four ring electric hob to remain, radiator, wall mounted boiler.



Cloakroom/w.c (7' 0" x 3' 1") or (2.14m x 0.94m)

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, vinyl flooring, two piece suite comprising low level WC, floating wash hand basin.



Dining Room (10' 6" x 10' 3") or (3.19m x 3.12m)

UPVC double glazed door leading to large rear garden, with side glass panel, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom One (11' 9" x 9' 8") or (3.57m x 2.95m)

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



Landing

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



Bathroom (6' 5" x 5' 7") or (1.95m x 1.69m)

Velux window to side aspect, plain ceiling, partially plain and tiled walls, vinyl flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap.



Bedroom Two (11' 8" x 11' 5") or (3.55m x 3.48m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, storage into eaves.



Bedroom Three (14' 3" x 11' 9") or (4.34m x 3.58m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator, shower cubicle with electric shower and pedestal wash hand basin, storage into eaves.



Garage (18' 0" x 8' 7") or (5.48m x 2.61m)

Single Garage, up & over door.



Outside

Front - Driveway, mature shrubs and plants, front garden laid to lawn with patio area.

Rear - fenced boundaries, mostly laid to lawn area, pathway leading to rear of garden, an ideal garden for hosting for family/friends. Single garage, side access leading to side of property to the front.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D58

Tenure

We are informed that the tenure is Freehold

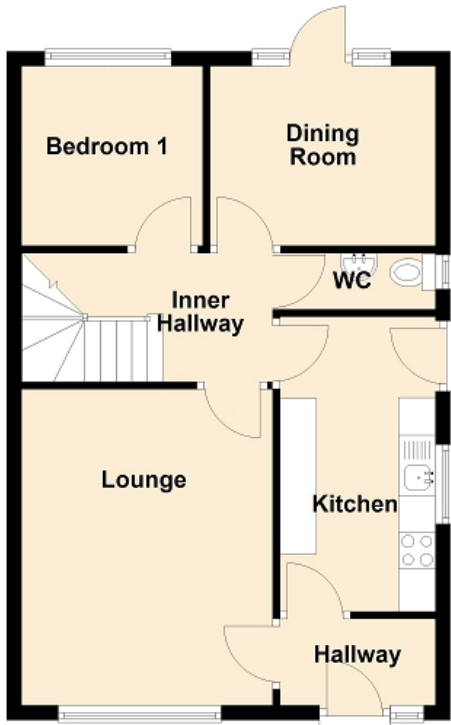
Council Tax

Band E



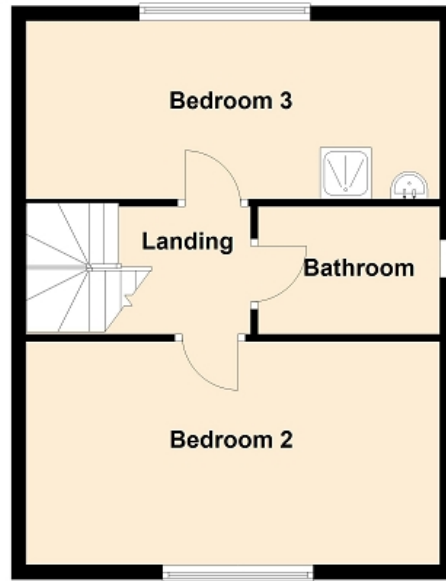
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 91.3 sq. metres (982.5 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.