

6 Verland Way  
Pencoed  
Bridgend  
CF35 6TY

£215,000



- Semi-Detached Dormer Bungalow
- Two Reception Rooms
- Downstairs Bathroom
- Close To M4 Corridor, Public Transport Links.
- Separate WC To The First Floor
- Four Generous Bedrooms
- Larger Than Average Tandem Garage & Driveway
- NO ONGOING CHAIN
- Ideal Home For Families
- Call Today To View On 01656 750764

**Ref: PRA11004**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* SEMI-DETACHED DORMER BUNGALOW - PENCOED - NO CHAIN \*\***

Daniel Matthew Estate Agents are delighted to present this spacious semi-detached dormer bungalow with fantastic potential, located in the sought-after area of Verland Way, Pencoed. This is a wonderful opportunity for families, commuters, or investors looking for a property with space, flexibility, and scope to modernize. Bungalow comprises to the ground floor, hallway, two reception rooms, ground floor bedroom, bathroom and kitchen. To the first floor, landing, three generous bedrooms and cloakroom. To the exterior of the Bungalow you will find a larger than average tandem garage offering excellent development for potential, well maintenance front garden with driveway and low maintenance rear garden. The Bungalow is situated in a popular residential area, close to excellent school catchment, close to local amenities including, GP surgery, train station, bus routes, takeaways, pubs, and shops, Only 20 minutes from both Cardiff and Swansea. Viewing's are highly recommended please contact our team today on 01656 750764.

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## Accommodation

### Hallway

Enter via UPVC double glazed obscured door into hallway, papered ceiling, plain walls, laminate flooring, electric consumer unit, doors leading to all ground floor rooms, staircase leading to first floor.

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### Bathroom (6' 2" x 5' 5") or (1.87m x 1.65m)

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

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### Reception Room Two (8' 11" x 7' 11") or (2.71m x 2.41m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, newly fitted carpet, radiator. An ideal room which can be used as a office, playroom or snug.

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### Bedroom One (11' 11" x 11' 4") or (3.63m x 3.46m)

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

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**Lounge (13' 0" x 11' 9") or (3.96m x 3.59m)**

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, papered ceiling, papered walls, laminate flooring, gas fire place and surround, radiator, archway leading to kitchen



**Kitchen (9' 10" x 8' 10") or (3.00m x 2.70m)**

UPVC double glazed window to rear aspect, papered ceiling, plain walls, plain and tiled walls, tiled splashback, a range of matching wall and base units with newly fitted complimentary worksurfaces, composite one and a half bowl sink with drainer, space for fridge/freezer, and tumble dryer, plumbing for washing machine, free standing electric cooker with four ring gas hob to remain, extractor fan.



**Landing**

Plain ceiling, plain walls, fitted carpet, loft access, large storage cupboard housing combination boiler, doors leading to all first floor rooms.



**Bedroom Two (11' 4" x 10' 3") or (3.45m x 3.13m)**

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator.



**Bedroom Three (11' 7" x 10' 4" Max) or (3.53m x 3.15m Max)**

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



### Bedroom Four (10' 4" x 9' 0") or (3.15m x 2.75m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator.



### WC (5' 4" x 4' 6") or (1.63m x 1.37m)

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



### Garage (26' 2" x 14' 10") or (7.98m x 4.52m)

A larger than average Tandem garage, ideal opportunity to convert subject to planning, power and electrics.



### Outside

Front - Brick boundary wall, driveway leading to iron gates and driveway continues towards large garage, stone chipping area, side gate access to rear garden.

Rear - fenced and brick boundaries, side gate access leading to driveway, large patio area, ideal for enjoying with family/friends, slightly raised area to the back of the garden with stone chippings and artificial grass.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

## 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.*