

FOR
SALE



6 Eleanor Close, Pencoed, Bridgend, Mid Glamorgan CF35 6RD

£245,000 -



5c, Penybont Road, Pencoed, Bridgend, CF35 5PY 01656 869000 pencoed@pjchomes.co.uk

PROPERTY SUMMARY

Three bedroom semi detached house comprising entrance hall, lounge / dining room and kitchen to the ground floor, three bedrooms and bathroom with separate WC to the first floor. Enclosed rear garden, driveway parking and garage. NO ON-GOING CHAIN.

POINTS OF INTEREST

- Three bedroom semi detached house
- Lounge / dining room
- First floor bathroom with separate WC
- Low maintenance enclosed rear garden
- Driveway parking and garage



ROOM DESCRIPTIONS

Entrance

Via PVCu panelled door into the entrance hall.

Entrance hall

Emulsioned and textured ceiling with centre light, papered walls, skirting, fitted carpet and PVCu window to the side of the property. Doors leading to downstairs accommodation and stairs leading to the first floor with under stairs storage.

Lounge / dining room

3.56m x 7.31m (11' 8" x 24' 0") Emulsioned, textured and coved ceiling with centre light, papered walls with wall lights, skirting, fitted carpet and large PVCu window overlooking the front of the property. PVCu French doors leading out to the private rear garden.

Kitchen

2.40m x 3.40m (7' 10" x 11' 2") Emulsioned ceiling with fluorescent strip light, half height tiled walls, skirting and vinyl flooring. The kitchen comprising a range of low level and wall mounted units with wood effect complementary curved edge work surfaces housing a single bowl sink with mixer tap. Freestanding gas cooker, washing machine, slim line dish washer, under counter fridge and freezer, all to remain. PVCu window overlooking the rear garden and part glazed door leading out to the side driveway.

Landing

Textured and emulsioned ceiling with centre light, access to the loft, smoke alarm and PVCu obscured window to the side of the property. Built in storage cupboard housing a newly fitted boiler. Fitted carpet and doors leading off.

Bedroom 1

3.30m x 3.51m (10' 10" x 11' 6") Emulsioned ceiling with centre light, papered walls, skirting, fitted carpet and large PVCu window overlooking the rear with lovely mountain views. Fitted wardrobes to remain.

Bedroom 2

3.40m x 3.49m (11' 2" x 11' 5") Emulsioned and textured ceiling with centre light, papered walls, skirting, fitted carpet and PVCu window overlooking the front of the property. Built in wardrobes to remain.

Bedroom 3

2.17m x 2.45m (7' 1" x 8' 0") Textured ceiling with centre light, papered walls, skirting, fitted carpet and PVCu window overlooking the front of the property. Built in storage cupboard.

WC

Textured ceiling with centre light, fully tiled walls, skirting, fitted carpet and obscured window overlooking the rear garden. Low level WC.

Bathroom

1.35m x 1.54m (4' 5" x 5' 1") Textured ceiling with centre light, fully tiled walls, skirting, fitted carpet and PVCu window overlooking the rear garden. Two piece suite comprising bath with overhead mixer shower and wash hand basin.

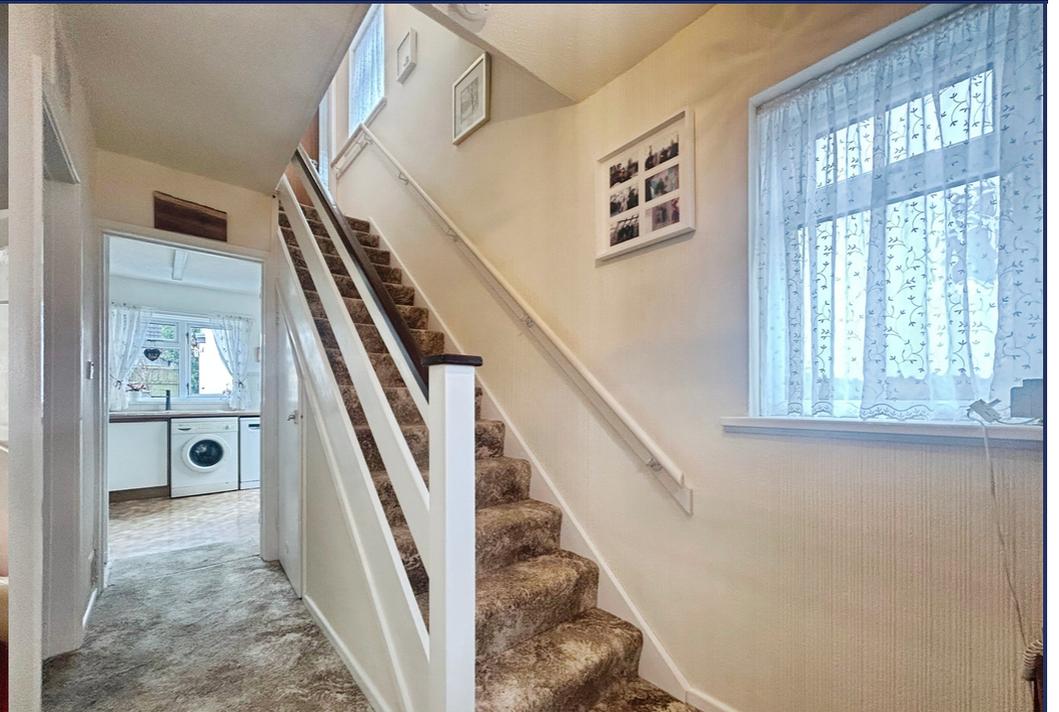
Outside

The front of the property is bound by low block wall with metal gate leading to a well maintained garden laid to lawn with spring border and mature tree. Single driveway with parking for 3/4 cars and large garage.

Enclosed low maintenance rear garden bound by feather board fencing, two tiered areas laid to lawn with mature shrubs. Greenhouse to remain.

Garage

3.05m x 6.53m (10' 0" x 21' 5") Accessed via an up and over door, PVCu window overlooking the side garden, power and plumbing. WC.



Awaiting EPC &
Floorplan