

FOR  
SALE



14 Heol Las, Pencoed, Bridgend, Mid Glamorgan CF35 6YW

Offers in Region of £255,000 - Freehold

55, Penybont Road, Pencoed, Bridgend, CF35 5PY 01656 869000 [pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Beautifully presented three bedroom semi detached house comprising entrance hall, lounge, kitchen/diner/family room, family bathroom and enclosed rear garden. Viewing highly recommended.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Oak panelled doors throughout
- Kitchen/diner/family room
- Viewing highly recommended
- First floor bathroom
- Enclosed low maintenance rear garden
- Fully refurbished / downstairs wet room



## ROOM DESCRIPTIONS

### Entrance

Via composite door with frosted glass panel above and to the side leading into the entrance hall.

### Entrance Hall

Skimmed and emulsioned ceiling and walls, skirting, column radiator, stairs leading to the first floor and Herringbone effect laminate flooring which continues throughout the downstairs, centre light and smoke alarm. Doors leading off.

### Reception 1

3.76m x 2.89m (12' 4" x 9' 6") Overlooking the front of the property via PVCu double glazed window with fitted blind, emulsioned and skimmed ceiling and walls, skirting, centre light and continuation of the Herringbone effect laminate flooring. Column tall wall mounted radiator.

### Kitchen/diner/family room

5.75m x 3.84m (18' 10" x 12' 7") Skimmed and emulsioned ceiling and walls, inset spot lights and centre light to the family area, smoke alarm, a continuation of the Herringbone effect laminate flooring, skirting and a column wall mounted tall radiator. PVCu window overlooking the rear garden and PVCu door with fitted blinds leading out to the rear garden. Newly fitted kitchen units in grey shaker style with composite work top and matching up stands. Built in oven, hob and dishwasher. One and half sink drainer with brushed chrome swan neck mixer tap and Island with additional seating. Chimney breast and opening leading into a butlers pantry.

### Butlers Pantry

2.45m x 3.57m (8' 0" x 11' 9") max. A range of matching units and work tops to the kitchen with up stand and a continuation of the Herringbone effect laminate flooring. Space for washing machine, tumble dryer and fridge/freezer. Large larder cupboard and sink with swan neck tap. Wall mounted tall radiator, spot lights and smoke alarm. PVCu door with frosted obscured glass leading to the front door and additional side window.

### Shower / Wet Room

1.14m x 2m (3' 9" x 6' 7") Skimmed and emulsioned ceiling with centre light, fully tiled walls, PVCu obscured window overlooking the rear of the property, tiled flooring and column radiator. Three piece suite comprising wall mounted chrome water fall shower with adjustable shower hose and vanity unit with low level w.c. wash hand basin with chrome mixer tap and storage below. PVCu door leading out to the rear garden.

### Landing

Via stairs with fitted carpet. Skimmed and emulsioned ceiling and walls, smoke alarm and centre light. Skirting, fitted carpet and PVCu obscured window to the side of the property. Large access to the loft and doors leading off.

### Bedroom 1

2.88m x 3.45m (9' 5" x 11' 4") Skimmed and emulsioned ceiling and walls, centre light, skirting, fitted carpet, wall mounted column radiator and large PVCu window overlooking the rear garden. Full height fitted wardrobes in oak effect.

### Bedroom 2

3.28m x 3.33m (10' 9" x 10' 11") Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, large wall mounted column radiator and large PVCu window overlooking the rear.

### Bedroom 3

2.74m x 2.24m (9' 0" x 7' 4") Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, full height radiator, centre light and PVCu window overlooking the front of the property.

### Family bathroom

1.71m x 1.82m (5' 7" x 6' 0") Emulsioned ceiling, part emulsioned / part tiled walls, centre light and extractor fan, skirting, column radiator and PVCu obscured window overlooking the rear of the property. Three piece suite comprising p shaped bath with wall mounted chrome shower with water fall head, vanity unit with low level w.c. and wash hand basin with chrome mixer tap. Light oak Herringbone effect flooring.

### Outside

Low maintenance front garden with dwarf block wall, tarmac driveway with block pavia border and parking for 2/3 cars.

The rear garden is bound by feather board edging, composite decking area, shale border, Astroturf area and garden shed. Low maintenance.



Awaiting Floorplan

