

FOR
SALE



22 Cae Talcen, Pencoed, Bridgend, Mid Glamorgan CF35 6RP

£225,000 - Freehold

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

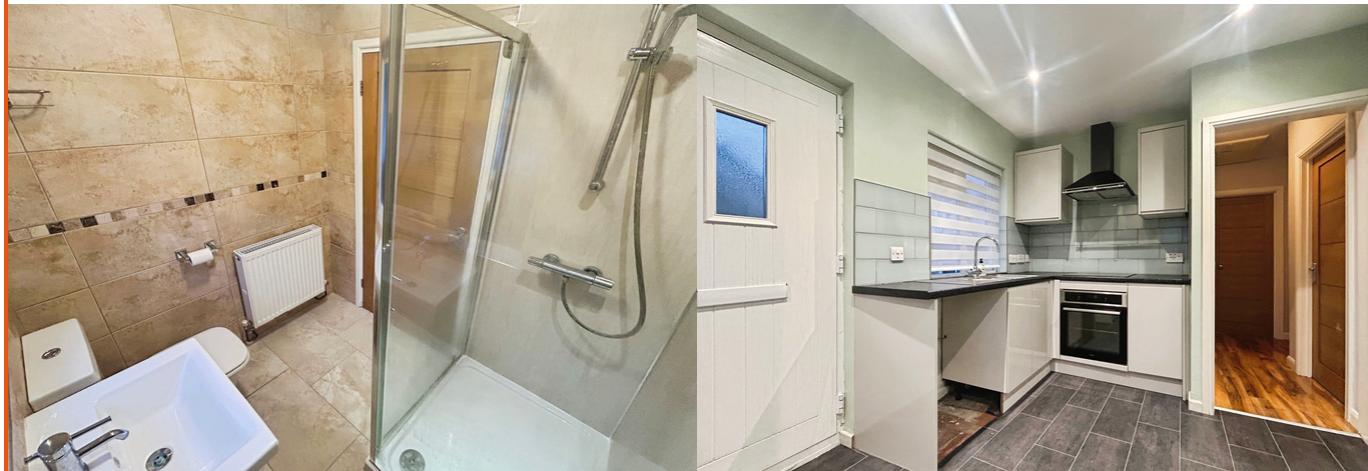
PROPERTY SUMMARY

Two bedroom semi detached bungalow situated in a quiet cul-de-sac comprising kitchen, inner hallway, lounge, shower room, enclosed rear garden, driveway parking and garage. Viewing recommended.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

POINTS OF INTEREST

- NO ONGOING CHAIN
- Two bedroom semi detached bungalow
- Viewing recommended
- Enclosed rear garden
- Garage with storage area
- Driveway parking
- Quiet cul-de-sac location
- EPC / Council Tax C



ROOM DESCRIPTIONS

Entrance

Via PVCu wood effect door with glazed window leading into the kitchen.

Kitchen

2.74m x 3.99m (9' 0" x 13' 1") Skimmed and emulsioned ceiling with inset spot lights and smoke alarm, emulsioned walls, skirting, tile effect vinyl flooring and PVCu windows overlooking the side and front of the property. The kitchen comprises a range of modern grey gloss wall and base units with granite effect square edge work tops and tiled splash back. Built in single oven, electric hob and extractor fan. Stainless steel one and half bowl sink with chrome mixer tap.

Inner Hall

Skimmed and emulsioned ceiling with centre light, smoke alarm and loft access, emulsioned walls, skirting, laminate flooring in wood effect and doors leading off.

Lounge

3.21m x 4.55m (10' 6" x 14' 11") Good size lounge overlooking the front of the property via a large PVCu double glazed window and finished with skimmed and emulsioned ceiling with centre light, emulsioned walls, wall lights, skirting, fitted carpet and radiator. Chimney berast with wall mounted electric fire.

Bedroom 1

2.81m x 4.46m (9' 3" x 14' 8") Overlooking the rear of the property via a large PVCu double glazed window and finished with skimmed and emulsioned ceiling and walls, inset spot lights, skirting, laminate flooring and radiator.

Bedroom 2

3.06m x 3.28m (10' 0" x 10' 9") Overlooking the rear of the property via PVCu double glazed window and finished with textured ceiling, centre light, skimmed and emulsioned walls, skirting, laminate flooring and radiator.

Shower Room

1.77m x 1.93m (5' 10" x 6' 4") Granite effect respatex ceiling with coving, centre light and spot light, fully tiled walls and floor, radiator, obscured window overlooking the side of the property and wall mounted electric shaver point. Three piece suite in white comprising low level w.c. freestanding wash hand basin with chrome mixer tap and large walk in shower with respartex panels and chrome wall mounted shower.

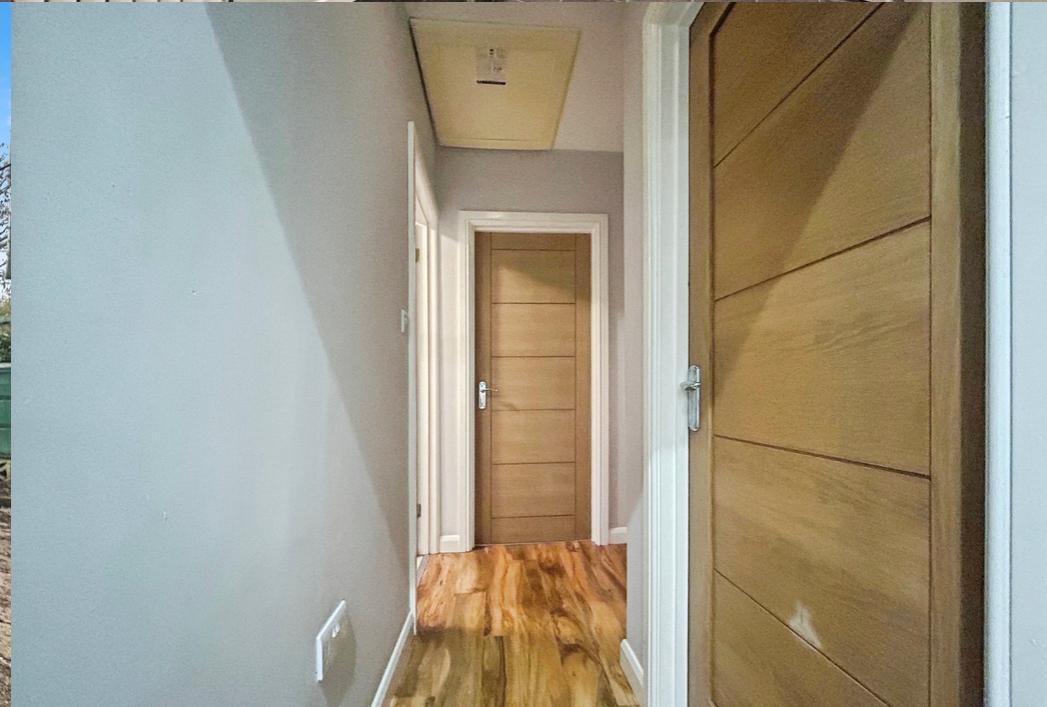
Outside

The front of the property is bound by low dwarf wall, freshly laid tarmac drive with parking for 2/3 cars with power socket and water tap. Large area laid to chipping's which could be adapted for additional parking.

The private rear garden is bound by dwarf wall and trees, small patio area and barked areas. Large garage.

Garage

3.49m x 5.46m (11' 5" x 17' 11") Access via a side courtesy door and roller shutter door. PVCu obscured window to the side and power. Further section of the garage used for additional storage with power and PVCu window which measures 3.65m x 2.51m.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		76
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		