

FOR  
SALE



90 Ystrad Waun, Pencoed, Bridgend, Mid Glamorgan CF35 6PW

£275,000 - Freehold



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## PROPERTY SUMMARY

Three bedroom semi detached house located within an enviable position on Pencoed Common. The property does require modernisation and comprises entrance hallway, two reception rooms, kitchen, three bedrooms and bathroom. Generous garden to the side and rear and far reaching views over the common land. NO ONWARD CHAIN.

## POINTS OF INTEREST

- Traditional three bedroom semi detached house
- Fantastic common land views to the front and rear
- Requires full modernisation
- Solid fuel heating
- Sold with no onward chain
- Commoners rights included with the sale



## ROOM DESCRIPTIONS

### Entrance

Via the side of the property via frosted glazed PVCu door into the entrance hall.

### Entrance hall

Emulsioned ceiling, smoke detector, papered walls, skirting and original vinyl tiled flooring. Door through to reception 2.

### Reception 2

3.10m x 3.30m (10' 2" x 10' 10") Overlooking the front via PVCu double glazed window and finished with papered ceiling and walls with high level feature picture rail, skirting and exposed original floorboards. Open original fireplace with slate hearth and wooden mantle.

### Reception 1

3.50m x 4.30m (11' 6" x 14' 1") Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, with central spot lights, emulsioned walls, skirting and original vinyl tiled flooring. Original fireplace with ceramic hearth, back plate and wooden mantle. Door through to the kitchen.

### Kitchen

2.15m x 5.70m (7' 1" x 18' 8") max. Galley style kitchen overlooking the rear garden via three PVCu double glazed windows and frosted glazed PVCu door. Finished with emulsioned ceiling, central light fittings, ceiling mounted smoke detector, emulsioned walls, skirting and vinyl flooring. A range of low level and wall mounted units in beech finished with brushed chrome handles and complementary roll top work surface. Inset sink with drainer, plumbing for automatic washing machine, space for two further under counter appliances and space for cooker and fridge/freezer.

### Landing

Via stairs with wooden balustrade. PVCu double glazed window to the side, papered walls and exposed floorboards.

### Bathroom

PVCu frosted glazed window to the rear, central light fitting, ceiling mounted extractor, emulsioned walls and vinyl flooring. Three piece suite comprising low level WC, wash hand basin and bath with over bath electric shower and radiator.

### Bedroom 2

3.75m x 3.10m (12' 4" x 10' 2") Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling, papered walls, skirting and exposed floorboards.

### Bedroom 1

3.75m x 3.60m (12' 4" x 11' 10") Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling, papered walls, skirting and exposed floorboards. Fitted storage cupboard housing the hot water tank.

### Bedroom 3

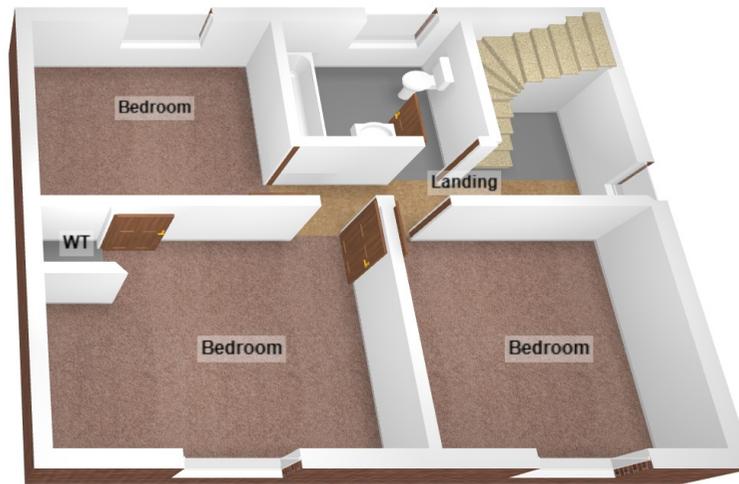
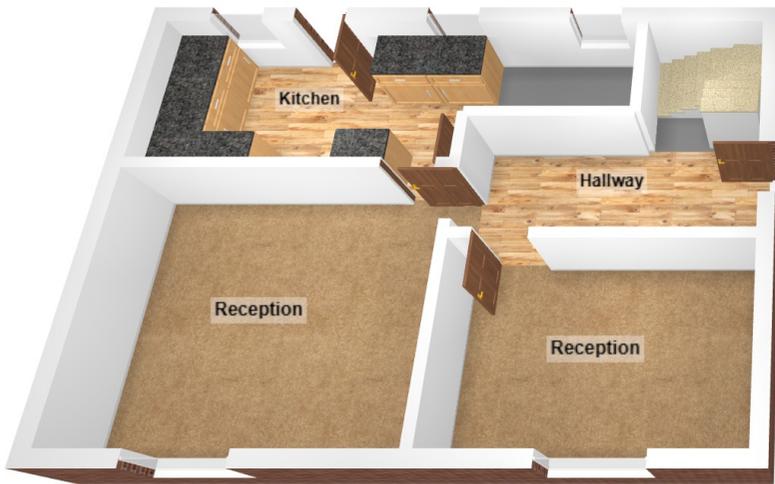
2.40m x 2.70m (7' 10" x 8' 10") Overlooking the rear via PVCu double glazed window finished with access to loft storage, emulsioned ceiling, papered walls and exposed floorboards.

### Outside

Enclosed rear garden with brick built storage, patio and lawn with side garden and gated access to the common to the front.

Open aspect frontage with views over the common and small shared access road.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	37	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC