

FOR
SALE



2 Heol Maes Yr Haf, Pencoed, Bridgend, Mid Glamorgan CF35 5PJ

£190,000 - Freehold

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Payton
Jewell
Caines

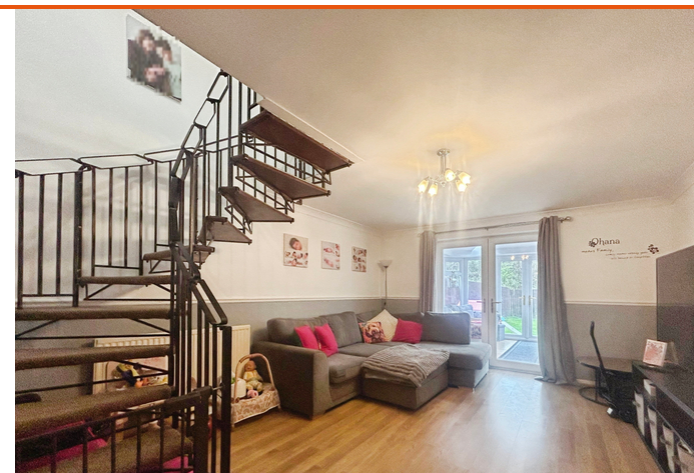
PROPERTY SUMMARY

Introducing this two bedroom end of terrace house situated in Pencoed and benefiting from sun lounge to the rear, two double bedrooms, enclosed rear garden and off road parking for up to three cars. This property would be an ideal investment or first time purchase.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor Junction 35 and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, library, 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

- Two bedroom end terraced house
- First floor bathroom
- Enclosed rear garden
- Driveway parking
- Ideal first time or investment purchase



ROOM DESCRIPTIONS

Entrance

Via part frosted glazed PVCu front door into the entrance hall finished with papered walls, wall mounted fuse box, skirting and wood effect laminate floor. Arch way through to kitchen.

Kitchen

2.40m x 2.40m (7' 10" x 7' 10") Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with central spot lights, emulsioned walls, skirting and ceramic tiled floor. A range of low level and wall mounted kitchen units in a beech finish with brushed chrome handles and a complementary high gloss roll top work surface with ceramic tiles to splash back. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Space for fridge/freezer. Plumbing for automatic washing machine and space for further under counter appliance. Wall mounted Worcester gas fired combination boiler.

Lounge

3.90m x 5.20m (12' 10" x 17' 1") Access to sun lounge via PVCu double glazed French doors and finished with emulsioned and coved ceiling, central light pendant, emulsioned walls with half height feature dado rail, skirting and a continuation of the laminate floor. Spiral staircase to to the first floor.

Sun lounge

3.05m x 3.90m (10' 0" x 12' 10") Apex ceiling, two aspects of floor to ceiling PVCu double glazing with French doors leading out to the rear garden, central light fitting, radiator and laminate floor.

Landing

Via spiral wrought iron staircase with carpeted treads. Access to loft storage with pull down ladder.

Bedroom 1

2.75m x 3.90m (9' 0" x 12' 10") Overlooking the rear via PVCu double glazed window with fitted vertical blind and finished with papered walls, floor to ceiling wall to wall fitted wardrobes with sliding doors with one central mirrored door, skirting and fitted carpet.

Bedroom 2

2.45m x 3.90m (8' 0" x 12' 10") Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned walls, fitted storage cupboard housing additional shelving and a radiator, skirting and fitted carpet.

Family bathroom

PVCu frosted glazed window to the side, central light fitting, coved ceiling, wall mounted heated chrome towel rail, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath shower attachment.

Outside

Enclosed rear garden laid to patio and lawn enclosed by close board fence with perimeter bedding, mature trees and shrubs. Side return garden laid to chipped stone with outside storage and gated access back to the front of the property.

Open aspect front garden laid to lawn with a tarmac driveway suitable for off road parking for up to three cars.

Note

We have been advised that the property is freehold, however title deeds have not been inspected.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC