

FOR  
SALE



6 Y Lan, Pencoed, Bridgend, Mid Glamorgan CF35 6SA

Offers in Region of £240,000 - Freehold



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## PROPERTY SUMMARY

Introducing this three bedroom semi detached dormer bungalow situated within Pencoed and comprising entrance hall, kitchen, lounge, downstairs bathroom, downstairs bedroom, two bedrooms upstairs, off road parking, garage and enclosed rear garden. Sold with no ongoing chain.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor giving quick and easy access to Junction 35, and has a railway station making it an ideal location to access all major commutable destinations. There are many amenities offered within the town, shops and Leisure Centre. Croesty Primary School and Pencoed Comprehensive School are within a short walk of the property. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

## POINTS OF INTEREST

- Three bedroom semi detached dormer bungalow
- Detached single garage
- Off road parking
- Gas fired combination boiler
- Low maintenance enclosed rear garden
- Bedroom and bathroom downstairs
- Two further bedrooms upstairs
- Sold with no onward chain



## ROOM DESCRIPTIONS

### Entrance

Via the side with steps leading to timber door into the entrance hallway finished with wooden ceiling, wooden panelled walls and a fitted carpet. Door through to kitchen.

### Kitchen

2.65m x 2.70m (8' 8" x 8' 10") Overlooking the front via PVCu double glazed window. The kitchen is arranged with low level and wall mounted units in a beech effect with chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer. Integrated electric oven with electric hob and overhead extractor hood. Integrated fridge/freezer and washing machine.

### Lounge

3.25m x 4.55m (10' 8" x 14' 11") Finished with wood panelling to the ceiling with original maple wood floor. Feature fireplace with a marble hearth, timber mantel and space for a recessed electric fire.

### Bathroom

PVCu frosted glazed window to the side, full height ceramic tiled walls, wall mounted heated chrome towel rail and a vinyl flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap, bath with over bath plumbed shower with hand attachment and rainwater head.

### Bedroom 1

2.90m x 4.45m (9' 6" x 14' 7") PVCu double glazed window overlooking the rear garden, wood panelled ceiling and fitted carpet. Fitted storage cupboard with shelving.

### Rear lobby

3.05m x 2.90m (10' 0" x 9' 6") Ideal for a small reading room or study. Stairs to the first floor with under stair storage. Overlooking the rear garden via PVCu double glazed sliding patio doors.

### First floor landing

Via stairs with fitted carpet and wooden balustrade. Large area of eaves storage. Fitted storage with a wall mounted gas fired Baxi combination boiler.

### Bedroom 3

1.60m x 3.15m (5' 3" x 10' 4") Overlooking the rear via PVCu double glazed window and finished with a fitted carpet.

### Bedroom 2

3.00m x 3.15m (9' 10" x 10' 4") Overlooking the rear via PVCu double glazed window, access to loft storage and a fitted carpet.

### Outside

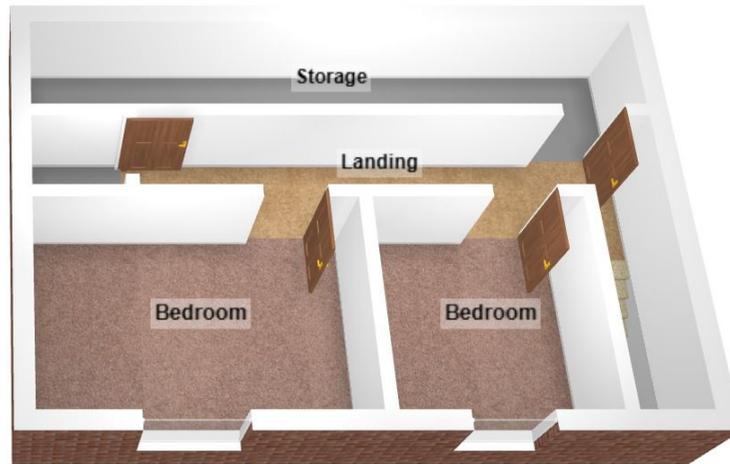
Enclosed low maintenance rear garden laid to patio and chipped stone with a concrete driveway to the side of the property.

Enclosed front garden laid to lawn with mature perimeter trees and shrubs.

### Detached single garage

Traditional up and over door.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	