



Heol Croesty, Pencoed, Bridgend . CF35 5LR

£180,000

**PJC** PAYTON  
JEWELL  
CAINES



# Heol Croesty, Pencoed, Bridgend . CF35 5LR

Well presented 2/3 bedroom SEMI DETACHED BUNGALOW comprising, good sized lounge, dining room, kitchen/breakfast room, CONSERVATORY, low maintenance front and rear gardens, OFF ROAD PARKING and DETACHED GARAGE. Internal viewing highly recommended.

£180,000 - Freehold

- Two/three bedroom semi detached bungalow
- Lounge and dining room
- Good sized conservatory to the rear
- Shower room, EPC - E
- Front and rear low maintenance gardens
- Off road parking and garage





## DESCRIPTION

Introducing this well presented 2/3 bedroom semi detached bungalow in the sought after location of Heol Croesty, Pencoed. The property benefits from low maintenance front and rear gardens, off road parking and garage. The property is within quick links of the M4 corridor at J35 and is offered for sale 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 including several good primary schools and a comprehensive school, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

## ENTRANCE

Access via part glazed PVCu door with leaded stained glass detail and frosted glass with matching side panels.

## KITCHEN (12' 11" x 8' 10") or (3.93m x 2.70m)

Emulsioned and coved ceiling with centre spot light bar, papered and emulsioned walls with tiling to splash back areas. A range of wall and base units with complementary work top, integrated appliances include electric double oven, four ring electric hob, stainless steel cooker hood and one and half bowl stainless steel sink drainer with mixer tap. Radiator and ceramic tiled flooring.

## INNER HALLWAY

Artexed and emulsioned ceiling with centre light, papered and emulsioned walls, fitted carpet and staircase with handrail to the first floor.

## LOUNGE (15' 0" x 10' 5") or (4.58m x 3.17m)

Artexed and coved ceiling with centre light, papered and emulsioned walls, two wall lights, radiator and fitted carpet. Feature fireplace housing living flame gas fire and PVCu double glazed window to front aspect.

## DOWNSTAIRS SHOWER ROOM (6' 10" x 5' 10") or (2.08m x 1.77m)

Polystyrene ceiling tiles, fully tiled from floor to ceiling, PVCu double glazed window with frosted glass to side aspect, radiator and ceramic tiled flooring. Three piece suite comprising low level w.c. wash hand basin set within vanity unit with drawers below and corner shower enclosure fully tiled with mains fed shower and double sliding glass shower doors.

## BEDROOM 1 (11' 2" x 9' 3") or (3.40m x 2.83m)

Measurements are wall to wall not including the alcoves. Artexed and coved ceiling with centre light, papered and emulsioned walls, PVCu double glazed window looking into the conservatory, radiator and fitted carpet. Alcoves with additional storage space.

## DINING ROOM / BEDROOM THREE (10' 0" x 9' 5") or (3.04m x 2.88m)

Artexed and coved ceiling with centre light, papered and emulsioned walls, radiator, fitted carpet and PVCu double glazed French doors opening into the conservatory.



## CONSERVATORY (15' 4" x 10' 6") or (4.68m x 3.19m)

Large conservatory finished with polycarbonate roof, PVCu double glazed windows set on a dwarf brick wall to three sides, double radiator, centre light and wall light, power points and ceramic tiled flooring.

## LANDING

Artexed ceiling, wall light, artexed and emulsioned walls, fitted carpet and access into eaves storage.

## BEDROOM 2 (17' 2" x 12' 10") or (5.24m x 3.91m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to side aspect, fitted carpet access into eaves storage and two further storage cupboards, one housing the gas combination boiler. Internal glazed window overlooking the staircase.

## OUTSIDE

Enclosed low maintenance rear garden bound by brick and breeze block walling, laid to patio, garden shed to remain and path leading to the garden gate giving access to the driveway and garage. Raised border for planting.

The garage has power and lighting and is accessed via electric up and over door.

To the front the property is bound by low brick walling, laid to patio slabs and driveway for 2/3 vehicles.


## DIRECTIONS

On entering Pencoed off the roundabout onto Coychurch Road continue until you see the junction for Heol Croesty on the right hand side, take the second right and the property can be found on the right hand side.





# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)