



Bro Deg, Pencoed, Bridgend County. CF35
6YS

£130,000

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Traditional three bedroom semi detached house situated in a cul-de-sac and comprises entrance hall, kitchen/ diner, lounge, downstairs WC, three bedrooms, bathroom, enclosed rear garden and GARAGE with power. Requires full modernisation. NO ONGOING CHAIN.

£130,000

- Traditional three bedroom semi detached house
 - Cul-de-sac location
 - Requires full modernisation
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- EPC - E / Council tax band - B
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- Garage with power / No ongoing chain
 - Walking distance of Pencoed VILLAGE



DESCRIPTION

Introducing this three bedroom semi detached house situated in Pencoed. 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.

Key features:

FREEHOLD

Requires full refurbishment

Solid fuel fired central heating

Garage with power

Convenient location for shops and schools

NO ONGOING CHAIN

ENTRANCE

Via PVCu part glazed door leading into the entrance porch.

ENTRANCE PORCH

Brick walls, storage cupboard and part glazed wooden door leading into the entrance hall.

ENTRANCE HALL

Skimmed and emulsioned ceiling, papered and emulsioned walls, wood effect vinyl flooring, radiator, door leading to the rear garden and access to the garage.

KITCHEN/DINER (15' 2" max x 13' 3" max) or (4.62m max x 4.04m max)

Papered and emulsioned ceiling, centre pendant light, papered and emulsioned walls with picture rail. A range of shaker style units with work surface and ample space for appliances. Built in gas fire, concrete flooring and three good size storage cupboards. PVCu window overlooking the front of the property.

LOUNGE (15' 10" x 12' 11") or (4.82m x 3.93m)

Skimmed and emulsioned ceiling and walls, picture rail, chimney breast with gas fire and tiled hearth, radiator and large PVCu window overlooking the rear garden.

DOWNSTAIRS W.C.

Skimmed and emulsioned ceiling and walls, wooden glazed window overlooking the rear of the property and w.c.

LANDING

Stairs leading to the first floor, plastered and emulsioned ceiling with centre pendant light, papered and emulsioned walls and exposed floorboards.

BEDROOM 1 (13' 0" x 9' 8") or (3.97m x 2.95m)

Emulsioned ceiling, papered and emulsioned walls, two PVCu windows overlooking the front of the property, radiator, skirting and exposed wooden flooring. Built in storage cupboard housing the water tank.



BEDROOM 2 (13' 1" x 7' 11") or (3.99m x 2.41m)

Emulsioned ceiling, papered and emulsioned walls, two PVCu windows overlooking the rear of the property, radiator, skirting and exposed floorboards.

BEDROOM 3 (9' 8" x 7' 5") or (2.95m x 2.27m)

Skimmed and emulsioned ceiling with centre pendant light, papered and emulsioned walls, skirting, PVCu window overlooking the side of the property and exposed wooden floorboards.

FAMILY BATHROOM (9' 8" x 5' 4") or (2.95m x 1.63m)

Emulsioned ceiling with centre light, loft access, emulsioned walls, PVCu frosted window overlooking the side of the property, radiator and exposed floorboards. Three piece suite comprising w.c. bath with chrome mixer tap and electric shower and wall mounted wash hand basin.

OUTSIDE

The rear garden is bound by brick walling with courtesy gate leading to an area laid to lawn. High brick wall and patio area with gravel border.


The front garden is bound by brick wall with metal gates leading to the concrete driveway and front garden laid to chipping's.

GARAGE (16' 8" x 8' 2") or (5.07m x 2.49m)

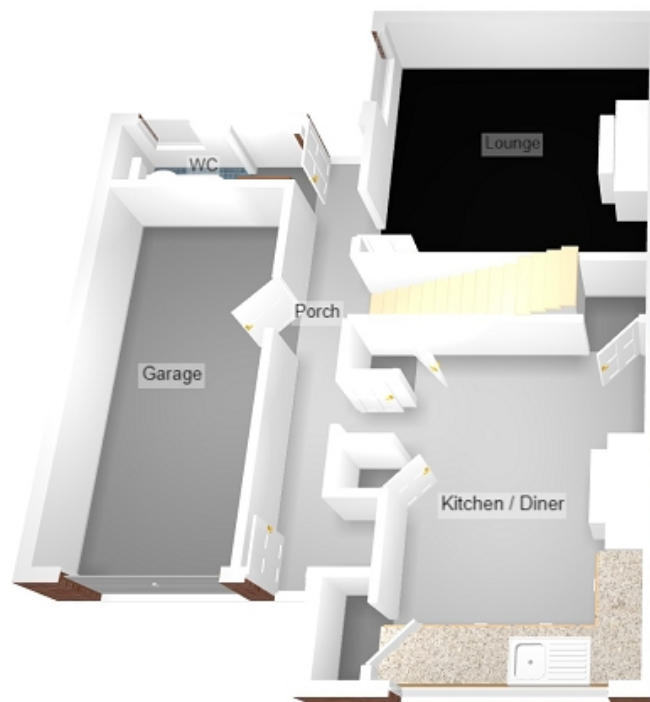
Metal up and over door, water tap and power.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
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.



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