



43 Heol Croesty

Pencoed, Bridgend, CF35 5LS

Price £210,000

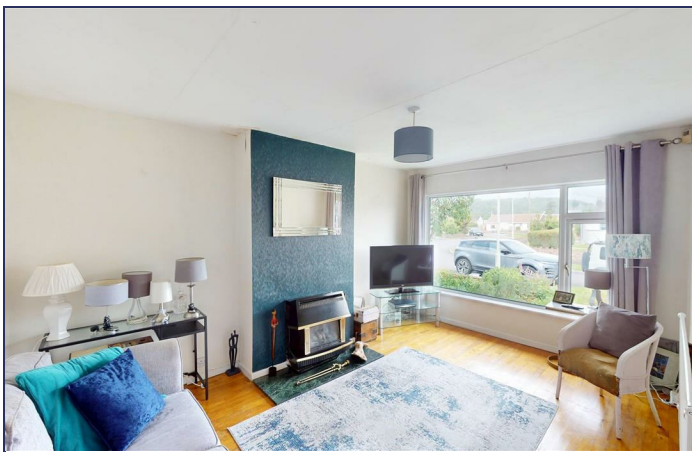
HARRIS & BIRT



A great opportunity to purchase this two-bedroom, semi-detached, bungalow in Pencoed, Bridgend. The property briefly comprises of entrance hall, living room, kitchen/diner, a good sized double master bedroom, a single bedroom and bathroom. There is off road parking for two vehicles. The front garden is predominantly laid to lawn. There is side access from the front of the house directly to the rear garden. There is a detached storage/workshop and pretty rear gardens.

There is no onward chain with the property. The sellers are currently in the process of purchasing the freehold.

Pencoed offers a wide range of local facilities including newly built Pencoed Primary School, health care centres, a wide range of shops both national and local, sporting and recreational facilities, including a swimming pool and a railway station on the main Swansea to Cardiff line. Easy access to the M4, which brings major centres, including the capital city of Cardiff, within easy commuting distance.



Accommodation

Ground Floor

Entrance Hall

The property is entered via UPVC front door into main hall. Solid wood flooring. Papered walls. Pendant ceiling light. Communicating doors to all rooms. Loft access hatch.

Living Room

Large UPVC double glazed window to front. Wall mounted coal effect gas fire set over a granite hearth. Solid wood flooring. Pendant ceiling light. Radiator.

Kitchen/Dining Room

Fitted kitchen with features to include: a range of wall and base units with wood effect worktops and wood panelled splashbacks. 1.5 sink bowl and drainer with mixer tap. Beko electric oven and grill with four ring gas hob and extractor fan over. Space for washing machine. Space for dining table and chairs. Tiled flooring. Papered and skimmed walls. Pendant ceiling light. French double glazed doors open out into the rear garden.

Bedroom One

Large UPVC double glazed window to rear. Carpet flooring. Pendant ceiling light. Radiator. Full length storage cupboard housing a hot water cylinder.

Bedroom Two

Large UPVC double glazed window to front. Carpet flooring. Pendant ceiling light. Radiator.

Bathroom

Three piece suite in white comprising walk in shower cubicle with hand held shower head attachment set behind a glazed shower screen. Low level WC. Wash hand basin with mixer tap set into a vanity unit. Wall hung mirrored cupboard. Obscure glazed window to side elevation. Tiled flooring. Part tiled walls. Pendant ceiling light. Vertical heated towel warmer.

Outside

The front of the property offers off road parking for two vehicles. There is an area laid to lawn with mature shrubbery surrounding. The rear garden is accessed from the side and is mainly laid to lawn. Area laid to Cotswold chippings. Patio area great for outside entertaining with pergola

style over. Mature trees and shrubbery surround the garden, offering privacy. Steps lead up to decked area at the rear overlooking the river. Fenced boundary to sides. Small pond. Storage/workshop to rear garden with pedestrian door.

Services

All mains services are connected to the property. The boiler is housed to the attic.

Tenure

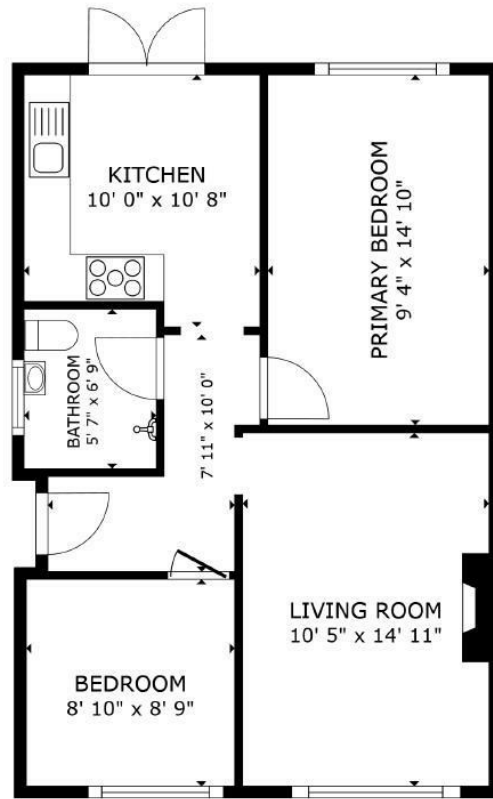
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Disclaimer

Please note that the vendor of the property is a relative of a staff member of Harris & Birt.

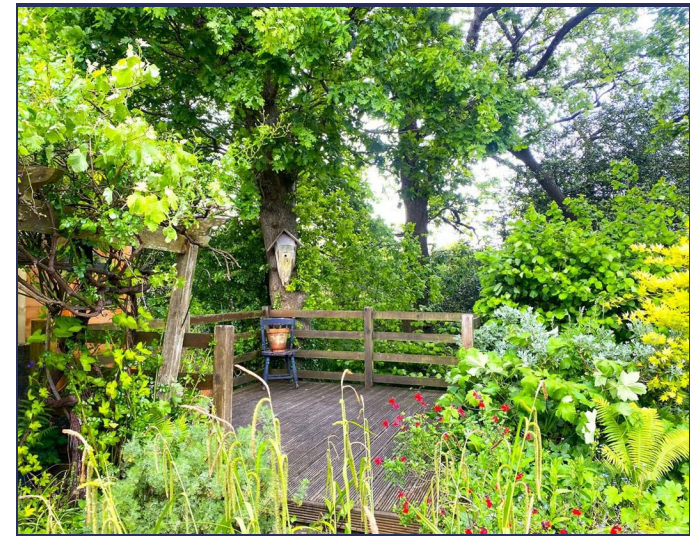






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 586 sq.ft.
TOTAL : 586 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	50



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