



49 Ton Teg, Pencoed
Bridgend, CF35 5ND



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£269,950 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious four-bedroom dormer bungalow located in Pencoed. Located within walking distance of Pencoed Town and rail links. Accommodation comprises; entrance porch, utility room, study, lounge, kitchen/dining room, conservatory & shower room. First floor landing, three good sized bedrooms and a family bathroom. Externally enjoying a private driveway with a rear enclosed garden. EPC Rating "C."

- Bridgend Town Centre 6.8 miles
- Cardiff City Centre 18.4 miles
- M4 (J3) 1.5 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance porch offering laminate wood flooring, an uPVC obscured window to the front elevation and space for coats and shoes.

The utility room offers wall and base units with a stainless steel sink unit, vinyl flooring, a uPVC window and a courtesy door providing access to the rear garden.

An inner hallway offers carpeted flooring and all doors lead off.

A versatile reception room is offered to the front elevation, currently utilised as a home study enjoying carpeted flooring, a uPVC window to the front elevation and space for freestanding furniture.

The lounge is a fantastic sized L-shaped reception room offering carpeted flooring, uPVC bay windows to the front elevation, ample space for freestanding furniture and a carpeted staircase leading to the first floor landing.

The open plan kitchen/dining room has been fitted with a range of high gloss wall and base units with complimentary work surfaces. Integral appliances to remain include eye level oven and grill, eye level microwave and 'Neff' induction 4-ring hob with extractor fan over.

Further features include laminate wood flooring, a uPVC window and door to the rear garden, ample space for freestanding furniture, tiled splashback and one and a half stainless steel sink unit.

A large opening leads into the conservatory offering tiled flooring and a uPVC door providing access to the rear garden.

The shower room has been fitted with a 3-piece suite comprising; walk-in shower cubicle, wash-hand basin and WC. Further features include tiled flooring and tiled walls.

FIRST FLOOR

The first floor landing offers carpeted flooring and all doors lead off.

Bedroom one is a sizeable double bedroom offering carpeted flooring, a uPVC window to the front elevation and space for freestanding furniture.

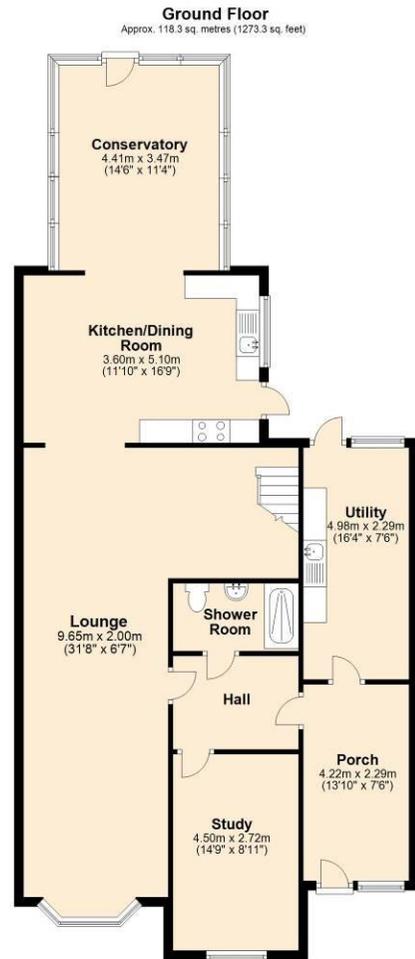
Bedroom two is a good sized double bedroom offering carpeted flooring and uPVC French doors to the rear elevation.

Bedroom three is a comfortable single bedroom currently utilised as a dressing room offering a uPVC window to the front elevation.

Bedroom four is a further single bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for furniture.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin and WC. Further features include tiled flooring, a uPVC window to the rear elevation and houses the wall mounted combi boiler.





Total area: approx. 179.3 sq. metres (1929.7 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanUp.

GARDENS AND GROUNDS

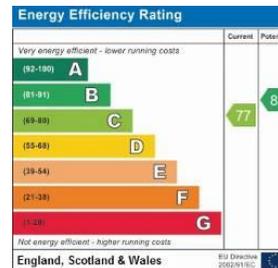
No.49 is accessed via a cul-de-sac onto a private driveway with space for several vehicles. To the rear of the property lies a patio and decking area ideal for garden furniture and offers a garden shed.

SERVICES AND TENURE

All mains services connected. Freehold.

NOTES

Please note that the property has been subject to a fatal incident which took place in 2015.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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