



13 Gregory Close, Pencoed,
Bridgend, CF35 6RF





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£199,950 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to offer to the market this spacious 2/3 bedroom semi-detached dormer bungalow located within a quiet cul-de-sac in Pencoed. Offering close proximity to J35 of the M4 and within walking distance to local amenities. Accommodation comprises; entrance porch, WC, generous lounge, fitted kitchen with pantry and ground floor double bedroom/dining room. First floor landing offering two further double bedrooms and a modern 3-piece bathroom. Externally presenting off-road parking for two vehicles leading to a single garage and enjoying a private south-facing low maintenance rear garden. No onward chain. EPC RATING: D.

- Bridgend Town Centre 4.9 miles
 - Cardiff City Centre 20.9 miles
 - M4 (J35) 0.8 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite glazed door into the porch offering a 2-piece cloakroom/WC which is fully modernised with vanity units and tiled splashback.

A courtesy door with glass pane opens into the generous sized Lounge enjoying 'Laura Ashley' laminate flooring, uPVC bay window to the front aspect and a carpeted staircase leads to the first floor landing.

An Inner Hallway offers a storage cupboard with hanging rail and shelving. The Kitchen has been fitted with a range of painted grey wall and base units with chrome handles and brick-effect high gloss tiled splashback with complementary laminate work surfaces. A range of integral appliances to remain include; 4-ring gas hob with pull-out extractor over and oven with grill. Further benefiting from; plumbing for white goods (can be negotiable), a stainless steel sink unit with mixer tap and a uPVC window overlooking the rear garden. Also offering; a built-in wall-mounted folding breakfast bar, a large pantry with full power and houses the 'Vaillant' combi boiler, tiled flooring and a uPVC door leads out onto the driveway.

Ground floor bedroom - a versatile space currently used as a dining room - a generous bedroom with built-in wardrobes, continuation of 'Laura Ashley' flooring and uPVC window overlooking rear garden.

FIRST FLOOR

The first floor landing provides a loft hatch giving access to the loft space and all doors leading off.

The Master Bedroom is superb double room with eaves storage space, carpeted flooring and uPVC window to the rear.

Bedroom Two is another double room offering a range of built-in wardrobes with matching drawers. Neutrally decorated with eaves storage space, Velux window to front and carpeted flooring.

The Family Bathroom is fitted with a modern 3-piece white suite comprising; panelled bath with shower over, wash hand basin set within vanity unit and WC. Further enjoying fully tiled walls and a uPVC window to rear.

GARDENS & GROUNDS

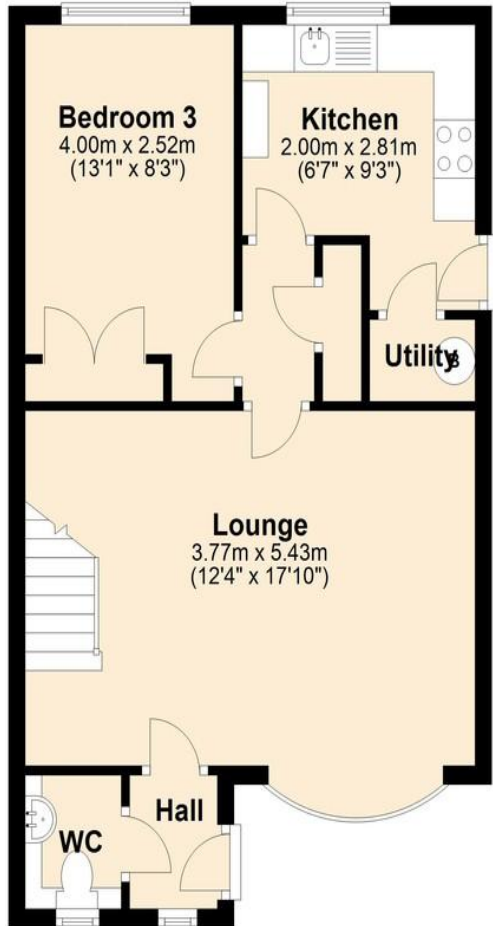
Number 13 is approached off a small cul-de-sac onto a concrete driveway which provides off-road parking for two vehicles leading to a gated access to the single garage with full power supply and traditional up and over door. The front garden is predominantly laid to lawn with slate chipping border. The low maintenance rear garden benefits from a south-facing private aspect, laid with a good size patio - ideal for outdoor furniture; with decking borders and a central Cotswold Stone garden. In addition, a brick built shed offers storage with full power supply.

SERVICES & TENURE

All mains services connected. Freehold.

Ground Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 80.5 sq. metres (866.9 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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