



Treetops, 20 St Johns Drive
Pencoed, Bridgend, CF35 5NF



Treetop, 20 St Johns Drive Pencoed, Bridgend, CF35 5NF

£280,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to present to the market this four bedroom detached bungalow located in Pencoed. Within walking distance to reputable schools, local amenities and Pencoed Train Station. Accommodation comprises; entrance porch, hallway, lounge, dining room, kitchen, shower room, study/sitting room, WC & double bedroom. First floor landing, three good sized bedrooms and a family bathroom. Externally enjoying two private driveways, an integral double garage with electric up and over door and a wrap-around garden offering a variety of shrubs and plants. EPC Rating "D."

- Bridgend Town Centre 6.9 miles
- Cardiff City Centre 18.5 miles
- M4 (J36) 5.5 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance porch offering space for coats and shoes. An additional door provides access into the welcoming entrance hallway offering tiled flooring and a carpeted staircase to the first-floor landing.

The lounge is a spacious reception room offering carpeted flooring, a uPVC window to the side elevation and an electric fire.

A large archway leads into the dining room enjoying continuation of carpeted flooring, a uPVC window to the side elevation and ample space for free-standing furniture.

The kitchen has been fitted with a range of matt handleless wall and base units with co-ordinating work surfaces. Integral appliances to remain include; double oven and grill, 4-ring electric hob and extractor fan over. Further features include laminate flooring, a uPVC window to the rear elevation and a courtesy door providing access into the double integral garage.

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

The sitting room/office is a versatile reception room offering laminate flooring and a uPVC window to the front elevation.

A WC housing the wall mounted combi boiler and a separate wash-hand basin is offered to the side elevation and benefits from a courtesy uPVC door providing access to the side of the property.

Bedroom one is a double bedroom offering carpeted flooring, a uPVC window to the side elevation and ample space for free-standing furniture.

FIRST FLOOR

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

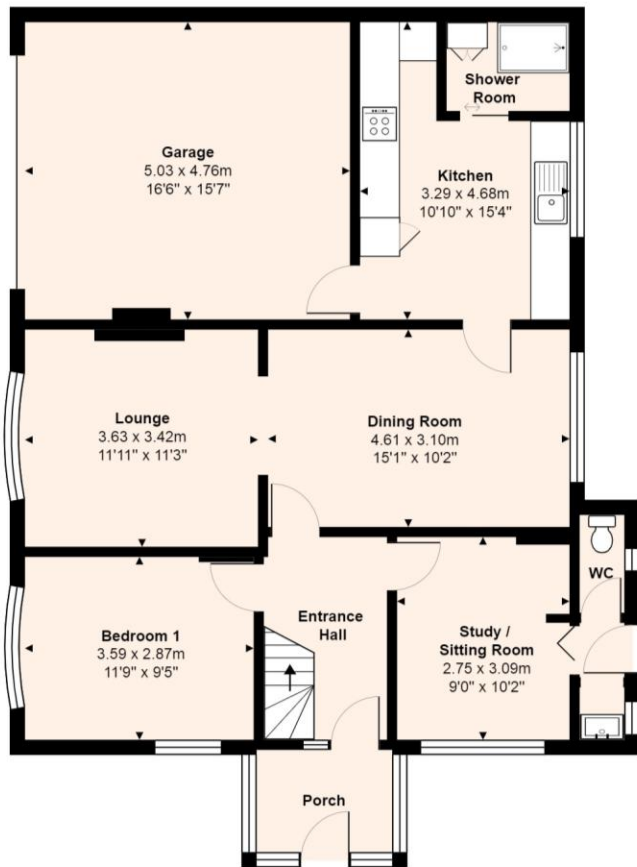
Bedroom two is a spacious double bedroom offering carpeted flooring, fitted wardrobes and a uPVC window to the side elevation.

Bedroom three is a further double bedroom offering carpeted flooring and a uPVC window to the side elevation.

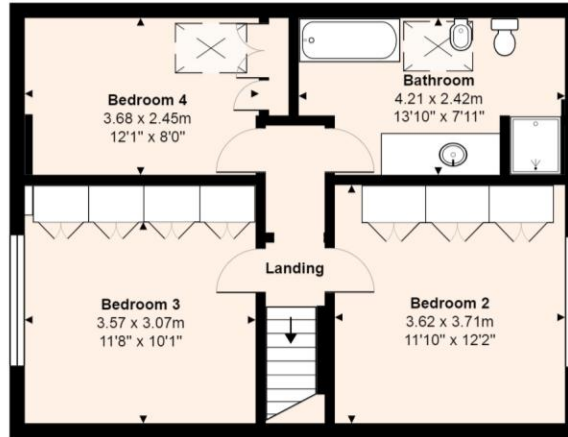
Bedroom four is a comfortable single bedroom offering carpeted flooring and a Velux window.

The bathroom has been fitted with a 4-piece suite comprising; shower cubicle, panelled bath, wash-hand basin set within a vanity unit and WC.





Ground Floor



1st Floor

20 St. Johns Drive
 Total Area: 141.4 m² ... 1522 ft² (Including Garage)
 All measurements are approximate and for display purposes only

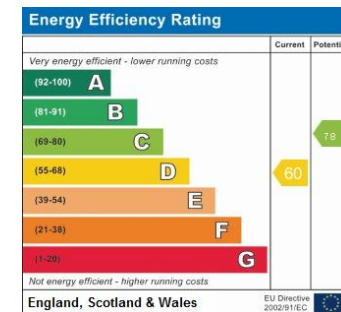
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

No.20 is accessed via a cul-de-sac onto two private driveways via wrought iron gates, one leading into the double integral garage with electric up and over door. The wrap around garden offers a variety of shrubs and plants and a patio area ideal for garden furniture.

SERVICES AND TENURE

All mains services connected. Freehold.



Bridgend
 T 01656 644 288
 E bridgend@wattsandmorgan.wales

Cowbridge
 T 01446 773 500
 E cowbridge@wattsandmorgan.wales

Penarth
 T 029 2071 2266
 E penarth@wattsandmorgan.wales

London
 T 020 7467 5330
 E london@wattsandmorgan.wales