



136 Heol Croesty
Pencoed, Bridgend, CF35 5LU

WATTS & MORGAN 160
YEARS



136 Heol Croesty

Pencoed, Bridgend, CF35 5LU

£415,000 Freehold

3/4 Bedrooms: 4 Bathrooms: 2 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious three / four double bedroom detached property with annex building located in the popular area of Pencoed. Within proximity to all local amenities and Junction 35 of the M4. Accommodation comprises entrance hallway, spacious lounge, WC, kitchen/breakfast room, second reception room, utility. First floor landing, three double bedrooms and family bathroom. Externally the property enjoys garage with full power supply and one bedroom annex building with shower room and kitchen, enclosed rear garden, and private driveway with space for multiple vehicles. Being sold with no ongoing chain. EPC Rating "C"

Directions

- Bridgend Town Centre 4.1 miles
- Cardiff City Centre 18.1 miles
- M4 (J35) 1.2 miles



Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales



Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC door into a spacious hallway featuring carpeted flooring and staircase leading to the first-floor landing. Space for understairs storage. The downstairs WC has been fitted with a 2-piece suite comprising WC and wash-hand basin. Further features include fully tiled walls and flooring and an obscured uPVC window to the side elevation. The living room is a spacious room featuring carpeted flooring, bay fronted uPVC triple aspect windows to the side and front elevations and a central fireplace. The kitchen/breakfast room has been fitted with a range of solid wood wall and base units and laminate worksurfaces. Integral appliances to remain to include 4-ring electric hob, oven, and integral dishwasher. Ample space for freestanding furniture. Further features include partially tiled walls and tiled flooring. The utility room features a large storage/pantry cupboard, base units, and laminate worksurfaces. Plumbing has been provided for further appliances, leading into the downstairs shower room. The utility houses the gas boiler and features a partially glazed uPVC door leading out onto the rear garden. The second reception room is a sizeable space ideal for a separate dining room or another lounge featuring carpeted flooring, two uPVC windows and ample space for free standing furniture

FIRST FLOOR

The first-floor landing features carpeted flooring and large walk-in storage/airing cupboard. The main bedroom is a generously sized double room featuring double internal fitted wardrobes and bay fronted uPVC window to the side elevation. Leads into a 3-piece en-suite shower room comprising separate walk-in shower cubicle, wash-hand basin set within vanity and low-level WC. Further features include tiled floors, tiled walls, and uPVC window to the side elevation. Bedroom two is a further good size double room featuring carpeted flooring two fitted internal wardrobes and uPVC window to the rear elevation. Bedroom three is a further double room featuring carpeted flooring and uPVC window to the rear elevation. Provides access to loft hatch. The family bathroom has been fitted with a 3-piece suite comprising panelled bath with overhead shower, WC and wash-hand basin set within vanity unit. Further features include fully tiled walls, vinyl flooring and an obscured uPVC window to the side elevation.

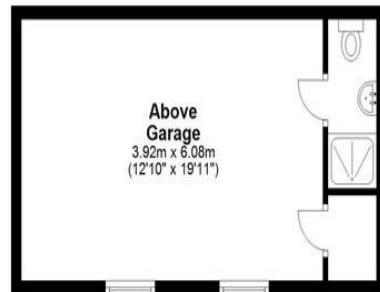
ANNEX

The annex is accessed off the driveway via a private partially glazed door into the ground floor kitchenette. The kitchenette features vinyl flooring, window to the side elevation, range of wall and base units, laminate work surfaces and sink. Also houses the 'Worcester' gas combi boiler. A carpeted staircase leads to the first floor leading into a spacious versatile room currently used a home office with carpeted flooring, windows to the front elevation and large internal fitted storage cupboard. Leads into en-suite shower room comprising walk-in shower cubicle, wash-hand basin, WC. Further features include spot lighting and tiled flooring.



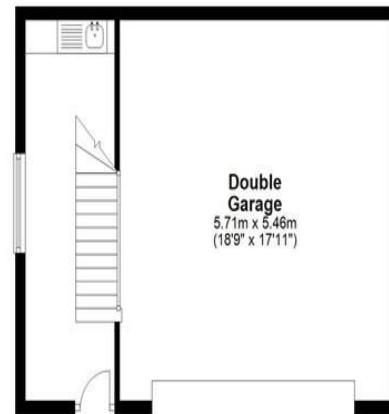
GARAGE

Approx. 28.1 sq. metres (302.1 sq. feet)



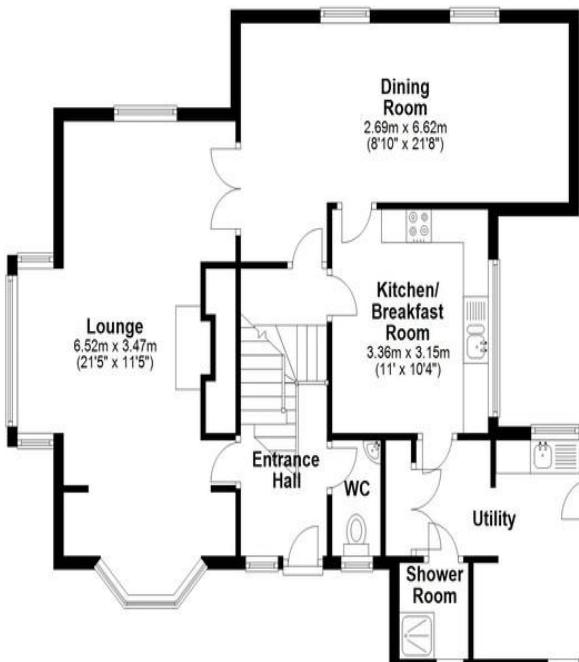
GARAGE

Approx. 42.0 sq. metres (452.2 sq. feet)



Ground Floor

Approx. 79.3 sq. metres (853.5 sq. feet)



Total area: approx. 205.3 sq. metres (2209.8 sq. feet)

Plan produced by Watts & Morgan LLP.

Plan produced using PlanUp.

GARDENS AND GROUNDS

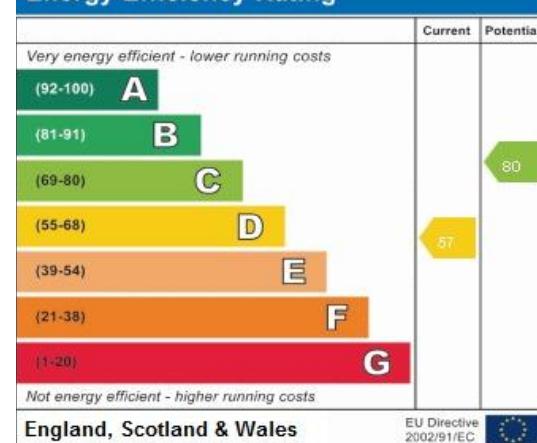
No.136 is accessed off Heol Croesty onto a private large driveway with space for multiple vehicles leading to a garage with electric door and providing access into the annex. To the rear of the property lies a fully enclosed low maintenance garden predominantly laid to lawn with a range of mature shrub and flower borders. Further benefiting from a large patio area ideal for dining furniture.

SERVICES AND TENURE

All mains' services connected. Freehold.



Energy Efficiency Rating



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.

**Bridgend**

T01656 644 288

E bridgend@wattsandmorgan.wales



@WattsandMorgan



[wattsandmorgan](https://www.wattsandmorgan.com)

Cowbridge

T01446 773 500

E cowbridge@wattsandmorgan.wales



[wattsandmorgan.wales](https://www.wattsandmorgan.wales)

Penarth

T029 2071 2266

E penarth@wattsandmorgan.wales

London

T020 7467 5330

E london@wattsandmorgan.wales

WATTS & MORGAN 160 YEARS