



22 Heol Ewenny, Pencoed

Bridgend

£179,950



## 22 Heol Ewenny

Pencoed, Bridgend

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Modern Two Double Bedroom End Link Property
- No Ongoing Chain
- Cul-De-Sac Location
- Contemporary Kitchen With Integrated Oven & Hob
- Open Plan Lounge With Spiral Staircase
- Private Enclosed Garden With Side Access
- Allocated Parking
- Walking Distance To Pencoed Village & Train Station
- Easy Access To Junction 35 Of The M4





### Hallway

7' 10" x 4' 5" (2.39m x 1.35m)

Enter via a UPVC front door into the hallway. Fitted carpets with artexed and coved ceiling. Radiator. Archway into kitchen. Entrance into lounge.

### Kitchen

7' 10" x 7' 10" (2.38m x 2.38m)

A contemporary fully fitted kitchen situated to the front of the property with a UPVC double glazed window with blinds to remain. The kitchen is nicely presented with a range of wall and base units to include inset draws and coordinating work surfaces with tiling to splash back areas. Integrated electric oven with gas hob and extractor over. Plumbing and space for a washing machine and space for a tall fridge freezer. A stainless steel one and a half bowl sink with mixer taps. Wall mounted central heating boiler. Artex ceiling with spot lights and vinyl flooring.

### Lounge

16' 8" x 12' 7" (5.08m x 3.84m)

This spacious room is light and airy with sliding patio doors out on the garden. Artex ceiling and fitted carpets. Radiator. Spiral staircase to first floor.

### Landing

The landing area has fitted carpets and artexed ceiling with access to the loft. Doors off to first floor rooms.

### Bedroom One

12' 7" x 8' 10" (3.84m x 2.70m)

This double bedroom is situated to the rear of the property with pleasant views from the UPVC double glazed window over the garden. Radiator. Artexed and coved ceiling with fitted carpets.

### Bedroom Two

12' 7" x 7' 10" (3.84m x 2.40m)

This double bedroom is situated to the front of the property with pleasant views from the UPVC double glazed window looking onto the cul-de-sac. Radiator. Artexed and coved ceiling with fitted carpets. Built in storage cupboard



## GARDEN

32' 11" x 7' 7" (10.03m x 2.3m)

This private fully enclosed low maintenance rear garden has two patio areas and artificial turf. There is side access to the front. The front garden is open place and the property is sideways onto the woodland area.

## ALLOCATED PARKING

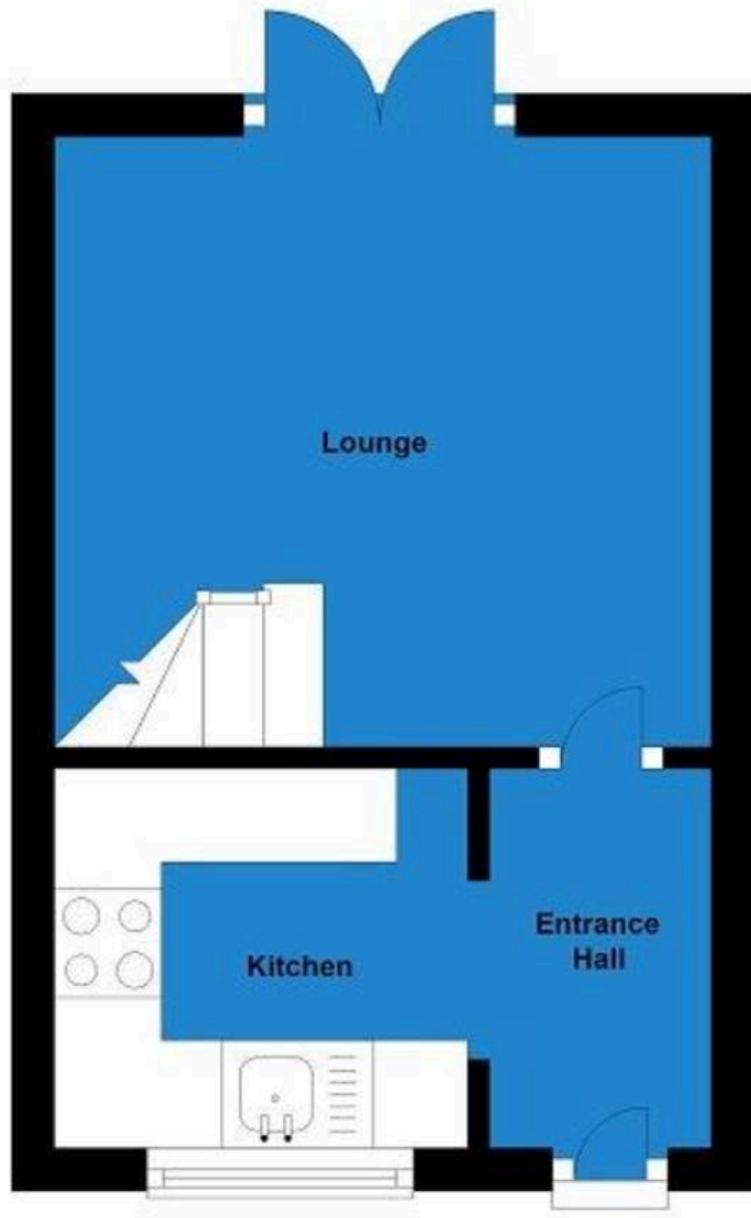
1 Parking Space

Off road parking space





Ground Floor



First Floor





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