

hrt
herbert r thomas

14 Caer Berllan
Pencoed, Bridgend, CF35
6RR

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14 Caer Berllan

Asking price **£195,000**

Situated in the sought-after Pencoed village in a pleasant cul-de-sac is this generously proportioned three/four bedroom semi-detached dormer bungalow with close proximity to Junction 35 of the M4, local school, shops and amenities.

Three/four bedroom semi-detached dormer bungalow

Flexible living accommodation

Off-road parking

Garage

Two reception rooms

South-westerly facing rear garden

Popular Pencoed village

Convenient transport links both by train and Junction 35 of the M4

Viewings recommended



Situated in the popular Pencoed village in a pleasant cul-de-sac location is this generously proportioned three/four bedroom semi-detached dormer bungalow.

The property is entered via a PVCu double glazed door into an entrance porch with PVCu double glazed window to front, houses the wall mounted ideal combination boiler and doorway into the kitchen.

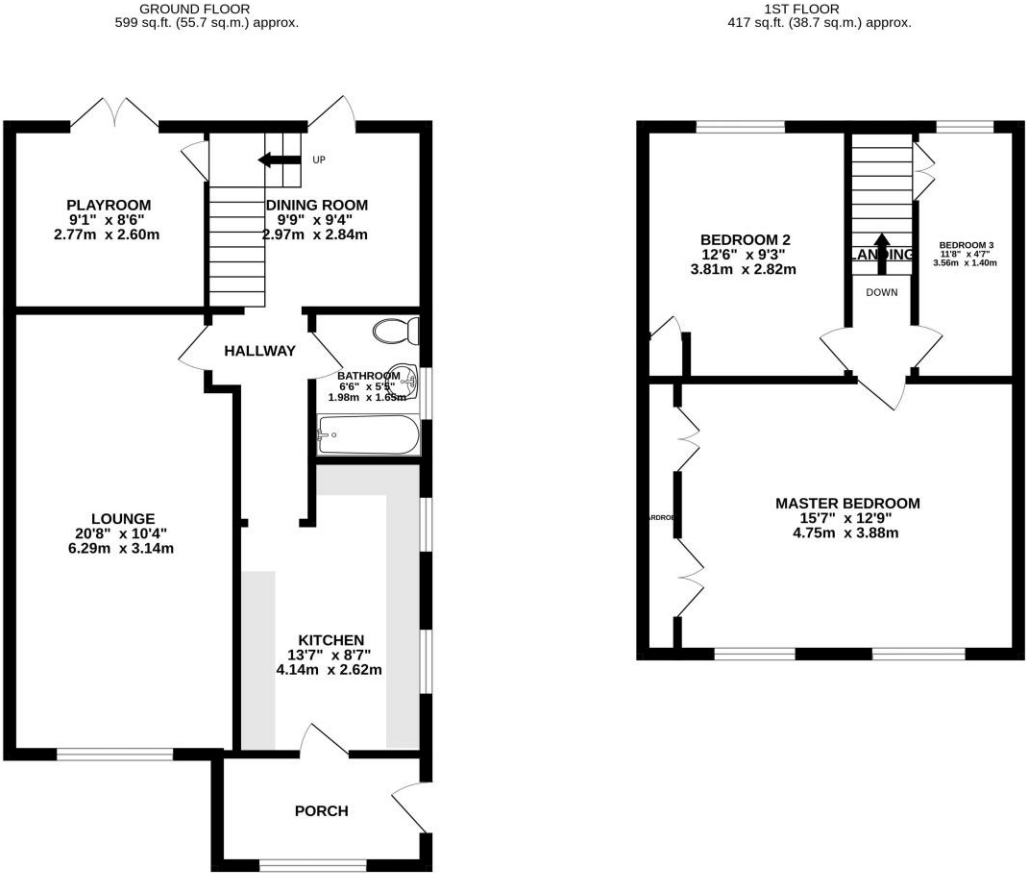
The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over, plumbing and space for two appliances and cooker and laid to vinyl flooring. There are twin PVCu double glazed windows to the side and an

opening through to the inner hallway with doorways to the lounge, family bathroom and opening through to the dining room. The bathroom has been fitted with a three-piece suite comprising; bath with independent electric shower over, low-level WC and pedestal wash handbasin. There is vinyl flooring and a PVCu obscure double glazed window to side. The lounge is a generously proportioned space with PVCu double glazed window to front, coving to ceiling and a feature fireplace. The dining room is laid to vinyl flooring, PVCu double glazed door to rear, staircase rising to first floor landing and doorway to the playroom/bedroom four. The playroom has coving to ceiling and French doors overlooking the rear garden

To the first floor landing there are doorways to all three bedrooms. The third bedroom has a PVCu double glazed window to the rear. The second bedroom has a PVCu double glazed window to rear. The master bedroom is a generous size room with twin PVCu double glazed windows to the front and benefits from built-in wardrobes.

To the front of the property is an open plan garden laid mostly to lawn with driveway to the side providing off-road parking ahead of the prefabricated single garage. To the rear of the property is an enclosed garden laid mostly to lawn with patio seating area.

Viewings on the property are highly recommended to appreciate potential and location on offer.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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From the M4, exit at Junction 35, take the A473 to Penybont Road into Pencoed, continue on Penybont Road onto Penprysg Road onto Caer Berllan, the property can be found on the right hand side as indicated by our for sale board.

Freehold

All mains
Council Tax Band D
EPC Rating D

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

