



10 Tent Vale (Pant-Y-Pebyll)
Pencoed, Bridgend
CF35 6LR

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£146,500 - Freehold

- A Well-Presented Semi-Detached Property Occupying A Corner Plot
- Positioned At The Head Of The Cul-De-Sac
- Entrance Hall, Lounge, Kitchen/Diner, W/C,
- Master Bedroom With Fitted Wardrobes, Two Further Bedrooms & A Family Bathroom.
- Driveway, Single Garage, Sizeable Front Garden
- Rear Two Tiered Private Garden With Patio & Enclosed Lawn
- EPC Rating; 'D'.
- *No-Ongoing Chain*

Bridgend Town Centre – 4.1 miles

M4 (J35) – 1.7 miles

Cardiff City Centre – 17.9 miles

Swansea City Centre – 26 miles

(All distances are approximate)



The Property

The property is entered via composite door into spacious Entrance Hallway with carpeted staircase leading to First Floor Landing. Central ceiling light point. Doors lead off into; The WC which is fitted with a white 2-piece suite comprising low level dual flush WC and pedestal sink. Carpeted flooring, central ceiling light point. Double obscured glazed uPVC window to the front elevation. The Lounge is a spacious living accommodation with uPVC window to the front elevation, carpeted flooring and central ceiling light point. Door leads off into; The Kitchen/Diner which has been comprehensively fitted with a range of wall and base units with roll top laminate work surfaces. Integral fridge & "Smeg" oven with 4-ring gas hob and extractor fan above. One and a half inset stainless steel sink, space for washing machine. uPVC window to the rear elevation and uPVC sliding doors leading to the rear enclosed garden. Under stairs storage cupboard. Ample space for dining furniture. Two central ceiling light points and vinyl wooden effect flooring. "Ideal Classic" combination boiler housed within kitchen cupboard.

The First Floor Landing is accessed via carpeted staircase onto First Floor Landing, central ceiling light point, hatch leading to partially boarded loft space. Airing cupboard housing hot water tank. Doors lead off into; Bedroom 1 which is a spacious double bedroom with storage cupboard and fitted wardrobes. Carpeted flooring. Two uPVC windows to the front elevation. Bedroom 2 is also a double bedroom with uPVC window to the rear elevation, carpeted flooring and central ceiling light point. The third, is a comfortable single bedroom with uPVC window to the rear elevation, carpeted flooring and central ceiling light point. Finally, the Family Bathroom has been fitted with a white 3-piece suite comprising low level dual flush WC, pedestal sink and panelled bath with shower above. Ceramic tiled flooring. Obscured glazed uPVC window to side elevation.

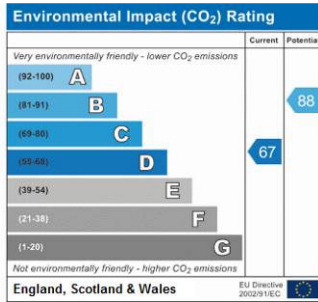
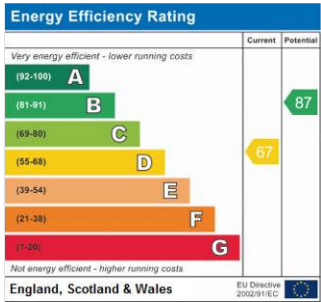
No.10 Tent Vale is approached at the head of the cul-de-sac onto a private driveway leading to a detached single garage. The garage offers side access, full electric, boarded raft storage and a manual up and over door. To the front of the property is a sizeable lawned garden and stepped pathway leading to the front door. While to the rear of the property is an enclosed garden extending to the side of the property. Offering Privacy, the garden consists of a patio area with steps leading up to the rear lawned garden.

Services

All mains connected. Tenure is Freehold.

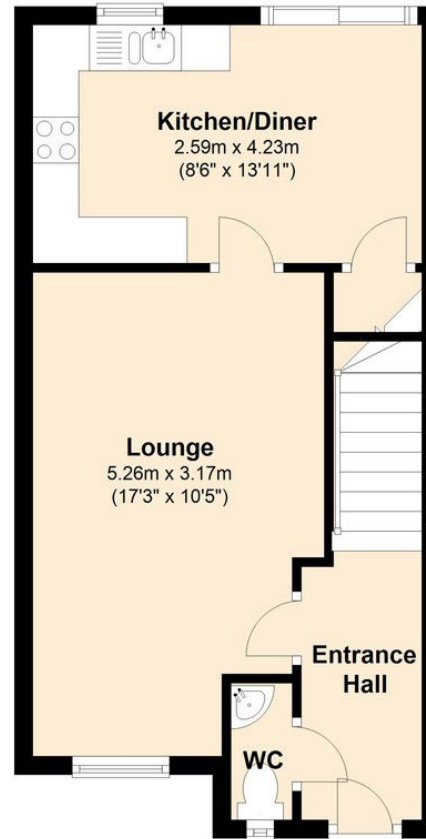


Floorplan & EPC



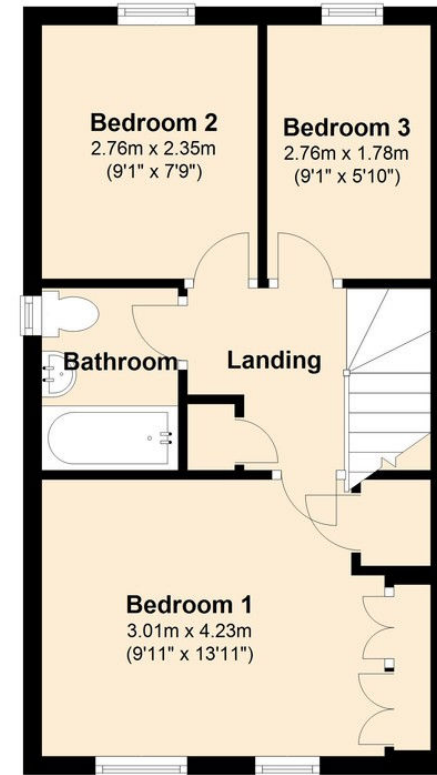
Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 68.4 sq. metres (736.1 sq. feet)



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