



28, Vale Reach  
Bridgend, CF35 6LG

Watts  
& Morgan

# 28 Vale Reach

Pencoed, Bridgend CF35 6LG

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**£265,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautiful three bedroom semi-detached property, located on a popular development in Pencoed. Ideally situated for commuting along the M4 corridor, with close proximity to Junction 35 and 36.. The property comprises an entrance hallway, downstairs WC, spacious living room and a modern kitchen/diner with patio doors overlooking the rear garden. To the first floor three great sized double bedrooms with ensuite to master bedroom and a family bathroom with bath. Externally the property offers a large enclosed private rear garden and an extensive driveway providing off road parking for multiple cars leading to an integral garage. No onward chain.

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## Directions

\* Bridgend Town Centre - 6.1 Miles \* Cardiff City Centre -18 Miles \* J35 of the M4 - 2.2 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered via a PVC door into the entrance hallway, the property features laminate flooring, a side-facing window, and a carpeted staircase leading to the first floor. The ground floor WC continues the laminate flooring and includes a front-facing window and a two-piece suite comprising a wash hand basin and WC. The entrance hallway leads through to the spacious living room, which benefits from carpeted flooring, a large front-facing window, and a useful storage cupboard.

To the rear of the property is the kitchen/diner, which continues the laminate flooring and features a rear-facing window along with patio doors providing access to the enclosed rear garden. The kitchen is fitted with a modern range of wall and base units with complementary work surfaces, with space provided for a washing machine and dryer.

To the first floor, the landing is carpeted and benefits from a useful storage cupboard. The main bedroom features carpeted flooring, two front-facing windows creating a bright and airy space, and a built-in wardrobe. The ensuite shower room includes laminate flooring, a side-facing window, and a three-piece suite comprising a wash hand basin, WC, and enclosed shower.

The second bedroom is carpeted and enjoys a rear-facing window, while the third bedroom also features carpeted flooring and benefits from two windows, one front-facing and one rear-facing. The family bathroom is fitted with vinyl flooring, a rear-facing window, and a three-piece suite comprising a wash hand basin, WC, and a bath with fitted shower.

### GARDEN AND GROUNDS

Approached off Vale Reach, number 28 enjoys a large private driveway to the front providing convenient off-road parking for multiple cars which leads to an integral garage. To the rear, the property boasts a large, fully enclosed and landscaped garden featuring a combination of lawn and patio areas, all bordered by secure fencing.

### ADDITIONAL INFORMATION

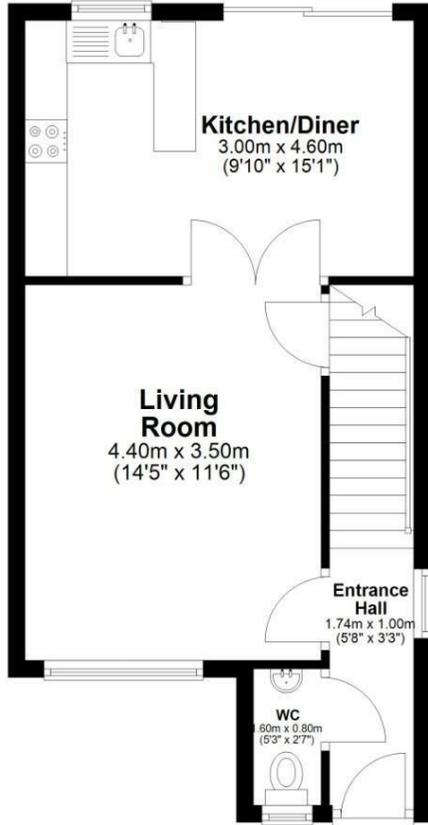
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'D'.

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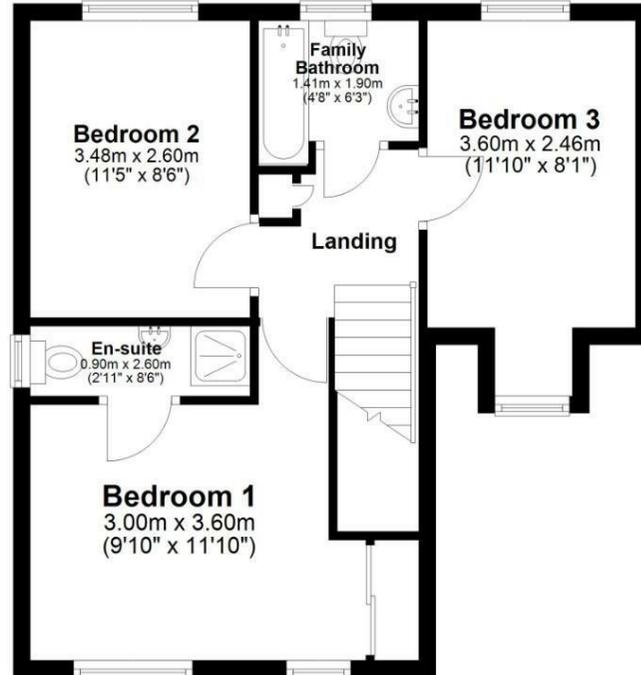
## Ground Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



Total area: approx. 74.4 sq. metres (801.2 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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