



13, Taliesin Close  
Pencoed, CF35 6JR

Watts  
& Morgan







# 13, Taliesin Close

Pencoed CF35 6JR

**£239,950 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented 3 bedroom semi-detached property situated in a popular residential location in the village of Pencoed. Located conveniently just a short walk from local village amenities to include; shops, schools, restaurants and transport links. Accommodation comprises; entrance hall, lounge and kitchen/dining room. First floor; 2 double bedrooms, 1 single room and a modern bathroom. Externally offering a private driveway with off-road parking for 2 vehicles, single garage with electric door and a fully enclosed rear garden. No onward chain.

## Directions

Bridgend Town Centre- 4.0 Miles Cardiff City Centre- 22.1 Miles J35 (M4 Motorway) – 2.1 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway laid with herringbone luxury vinyl flooring which continues throughout the ground floor with carpeted staircase rising to the first floor landing. The spacious lounge features a large window to the front elevation, continuation of the flooring and a central feature electric fireplace set within a marble hearth. The lounge leads through into the open plan kitchen diner which has been comprehensively fitted with contemporary style matt wall and base units and Quartz marble work surfaces with coordinating splash backs and window sills. A breakfast bar provides further space for high stools. The kitchen benefits from a range of integral appliances including a 4 -ring electric induction hob, extractor fan, oven and integral dishwasher. Space has been provided for a freestanding fridge freezer and plumbing space provided for a washing machine. An under the stairs cupboard provides an additional space for storage. The dining area allows plenty of space for free standing dining furniture and French doors leading out on to the rear patio.

The first floor landing offers carpeted flooring, a built-in airing cupboard and access to the loft hatch. Bedroom One is a double bedroom with bespoke fitted wardrobes, carpeted flooring and windows to the front. Bedroom Two is a second generous double bedroom with carpeted flooring and windows to the rear. The third bedroom has laminate flooring, windows to the front and a built-in over stairs storage cupboard. The family bathroom has been fitted with a contemporary 3-piece suite comprising of a tiled in bath with overhead wall mounted shower, wash-hand basin set within vanity unit and wall hung WC. The bathroom further benefits from marble porcelain tiled walls and flooring and features ambient lighting under the bath, in alcove and mirror.

### GARDENS AND GROUNDS

No.13 is accessed off the quiet residential cul de sac of Taliesin Close. To the front of the property lies a lawned garden with an array of mature shrubs and flowers. The property benefits from a private driveway with space for multiple vehicles leading up to a single garage with full power supply and an electric roll shutter door, a courtesy gate leads off the driveway into the rear enclosed garden. The rear garden is fully landscaped with a raised patio area ideal for outdoor furniture whilst the rest is laid with lawn and stone chippings and tall woodland behind.

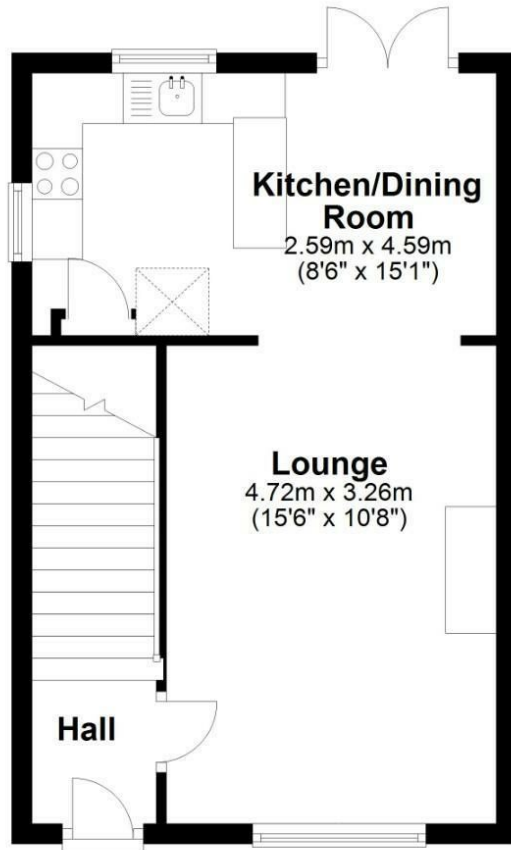
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'TBC'. Council Tax is Band 'C'.



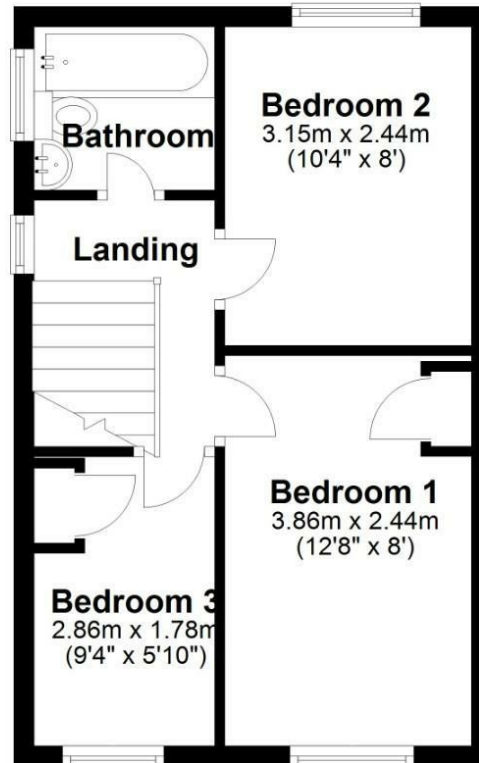
### Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



### First Floor

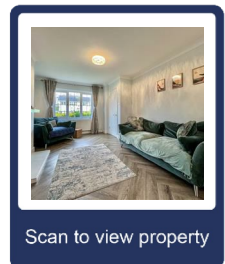
Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.3 sq. feet)



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



Scan to view property





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