



6 CAE TALCAN

Cae Talcen , Pencoed, Bridgend. CF35 6RP

£149,500

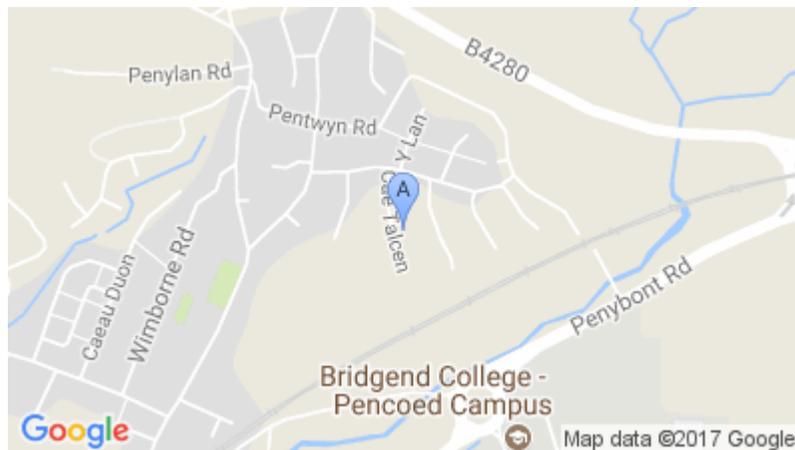
PAJ PAYTON
JEWELL
CAINES

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A three bedroom semi detached FAMILY HOME offered with NO ON-GOING CHAIN. Accommodation comprising LARGE ENTRANCE HALLWAY, fully fitted kitchen, lounge and separate dining room. Upstairs comprises three bedrooms and family bathroom. Driveway parking and enclosed rear garden.

£149,500 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Large fitted kitchen
- Enclosed rear garden
- Driveway parking
- No on-going chain



ENTRANCE HALL

Enter the property via a PVCu double glazed door into entrance hallway comprising artexed and coved ceiling, papered walls, laminate flooring. Radiator.

LOUNGE (15' 9" x 10' 7") or (4.79m x 3.22m)

Artexed and coved ceiling, papered walls, fitted carpet, radiator, PVCu patio doors opening out to front of property. Wall mounted electric fire.

DINING ROOM (13' 11" x 6' 11") or (4.24m x 2.10m)

Artexed and coved ceiling, painted walls, laminate flooring. PVCu double glazed window and french doors to rear. Storage cupboard. Radiator. Square arch leading to lounge.

KITCHEN (19' 2" x 8' 1") or (5.83m x 2.46m)

Artexed and coved ceiling, PVCu double glazed window overlooking rear. A range a wall and base units with coordinating roll top work top surface. Tiles to splash back. Space and plumbing for washing machine and dishwasher. Built in electric oven and hob with extractor hood. Stainless steel inset sink and drainer. Wall mounted boiler. PVCu double glazed door giving access out to rear garden. Ceramic floor tiles.

LANDING

Artexed and coved ceiling, papered walls, fitted carpet and loft access.

BEDROOM 1 (19' 2" x 8' 1") or (5.84m x 2.47m)

Artexed ceiling, papered walls, laminate flooring, two PVCu double glazed windows one to front and other to the rear. Radiator.

BEDROOM 2 (11' 11" x 9' 2") or (3.64m x 2.80m)

Artexed and coved ceiling, papered walls, laminate flooring, PVCu double glazed window to front. Radiator.

BEDROOM 3 (10' 10" x 7' 3") or (3.31m x 2.22m)

Artexed and coved ceiling, papered walls, PVCu double glazed window over looking rear. Radiator. Double door wardrobe and single door wardrobe. Laminate flooring.

BATHROOM

Artexed ceiling , PVCu frosted double glazed window overlooking the rear. Three piece suite in white comprising low level WC, pedestal wash hand basin and bath with over head electric shower. Part tile and part painted walls. Ceramic floor tiling.

OUTSIDE

To the front of the property a large driveway parking for two/three vehicles, to the rear of the property an enclosed garden part laid to lawn and patio. Garden Shed. Panel fencing and two raised bedding areas.



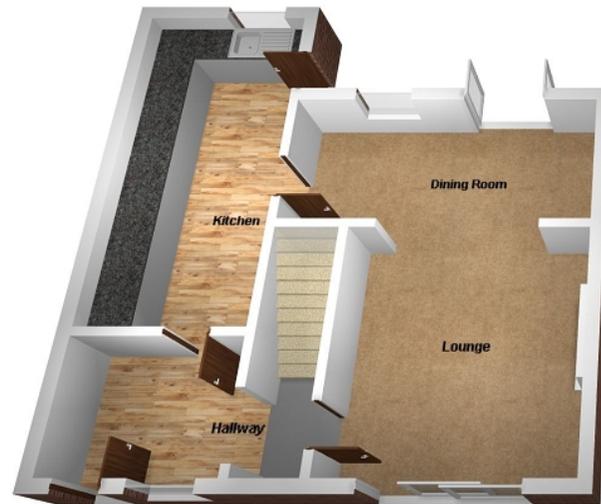
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



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