



Redlands Close, Pencoed, Bridgend. CF35  
6YU

£149,950

**PJC** PAYTON  
JEWELL  
CAINES

## Redlands Close, Pencoed, Bridgend. CF35 6YU

**\*\* Three bed semi with garage - no chain \*\*** Set in cul de sac location, extended 3 bed with three reception rooms. Larger than average driveway suitable for parking up to 4 vehicles. Single garage. Private rear garden with summer houses and greenhouse.

**£149,950 - Freehold**

- Extended three bedroom semi detached
- Three reception rooms
- Good sized kitchen
- Private rear garden with summer house
- Single garage
- Large driveway
- Being sold with no on-going chain



## FRONT

Large driveway suitable for parking up to 4 cars off road and leading to single garage.

## HALLWAY

Entrance via PVCu double glazed front door into entrance hallway which has skimmed ceiling, painted walls with feature dado rail and fitted carpet. Stairs lead off.

## LOUNGE (14' 11" x 13' 0") or (4.55m x 3.97m)

Skimmed and coved ceiling with inset spotlights. Painted walls and fitted carpet. Feature solid wood fireplace. Large PVCu double glazed window to front aspect with vertical blinds to remain. Two radiators.

## SECOND RECEPTION/DINING ROOM (12' 5" x 7' 9") or (3.78m x 2.35m)

Skimmed ceiling with inset spotlights, painted walls and fitted carpet. Radiator. PVCu double glazed window overlooking rear garden again with vertical blinds to remain.

## KITCHEN (18' 5" x 15' 2") or (5.62m x 4.62m)

Measurements to the longest points. Skimmed and coved ceiling with inset spotlights, painted walls and ceramic tiles to floor. A good range of wall and base units in beech with coordinating roll edge work surfaces. Built in oven with gas hob and stainless steel splash back and cooker hood. One and a half sink and drainer with mixer tap. Space and plumbing for washing machine. Space for upright fridge/freezer. Large understairs storage cupboard with lighting. Radiator. PVCu double glazed window overlooking rear garden. PVCu frosted double glazed door gives access out to the rear garden. Further PVCu frosted double glazed door to front aspect leading out onto driveway.

## THIRD RECEPTION ROOM (12' 2" x 10' 1") or (3.70m x 3.08m)

Measurements to widest points. Skimmed ceiling, painted walls and fitted carpet. PVCu double glazed french doors lead out onto rear garden. Radiator.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Skimmed ceiling with loft access, papered walls and fitted carpet. PVCu frosted double glazed window to side aspect.

## BEDROOM 1 (12' 0" x 11' 1") or (3.67m x 3.39m)

Skimmed and coved ceiling with painted walls and fitted carpet. Radiator. PVCu double glazed window to front aspect.

## BEDROOM 2 (11' 0" x 10' 6") or (3.36m x 3.19m)

Skimmed and coved ceiling with painted walls and fitted carpet. Radiator. PVCu double glazed window to rear aspect. Double built in wardrobe.

## BEDROOM 3 (8' 8" x 7' 1") or (2.65m x 2.16m)

Skimmed and coved ceiling with painted walls and fitted carpet. Radiator. PVCu double glazed window to front aspect. Built in storage cupboard.



## BATHROOM

Fully tiled to all walls. Three piece suite in white comprising bath with overbath mains fed shower, wash hand basin and low level w.c. Chrome heated towel rail with traditional style radiator. PVCu frosted double glazed window to rear.

## REAR GARDEN

Private rear garden mainly laid to lawn, decked seating area. Two summer houses which are to remain, both have power and light and one has heating. Mature trees to the side and rear giving a good backdrop and good privacy.

## GENERAL INFORMATION

Ideal family home set in cul de sac location and a five minute walk from the town center of Pencoed. The property is extended and has 3 reception rooms to the ground floor. There is a private rear garden with summer houses to remain. Single garage with large driveway.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor giving quick and easy access to Junction 35, and has a railway station making it an ideal location to access all major commutable destinations. There are many amenities offered within the town including several good primary schools and a comprehensive school, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.



# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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 <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> 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 (CO<sub>2</sub>) 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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 864477



## Awaiting Floorplans

Please visit [pjchomes.co.uk](http://pjchomes.co.uk) for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

[twitter.com/pjchomes](https://twitter.com/pjchomes)

Search 'Payton Jewell Caines'

### Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

### Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)