



Maerdy Park, Pencoed, Bridgend. CF35 5HJ

£139,950

**PJC** PAYTON  
JEWELL  
CAINES

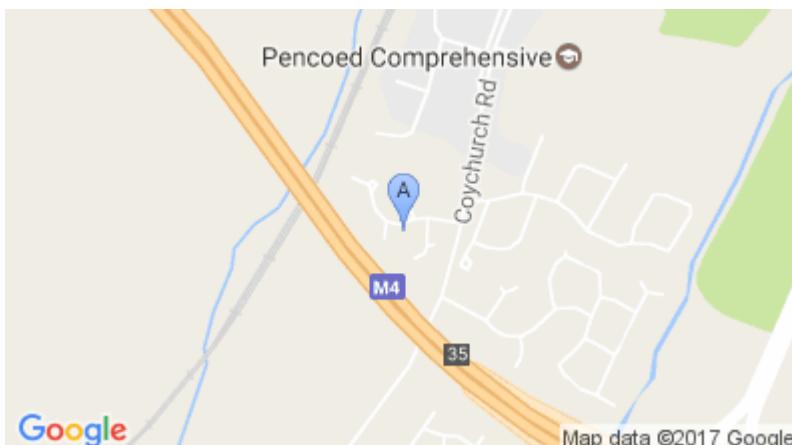
# Maerdy Park, Pencoed, Bridgend.

CF35 5HJ

A well presented three bedroom mid terrace house situated within Pencoed. Property benefits from modern fitted kitchen, downstairs bathroom with upstairs w.c, low maintenance enclosed rear garden and driveway parking to front. Viewing highly recommended to fully appreciate.

**£139,950**

- Three bed mid terrace house
- Very well presented throughout
- Downstairs bathroom with upstairs w.c
- Modern fitted kitchen
- Low maintenance enclosed rear garden
- No Ongoing Chain



## FRONT GARDEN

External porch with lighting. Driveway with parking for one vehicle. Open front garden laid to decorative stone (could be used for further car parking).

## ENTRANCE

Via PVCu door with wood grain finish and part frosted glazed window.

## ENTRANCE HALL

Artexed ceiling with inset spotighting. Papered walls and ceramic tiled flooring. Double radiator.

## KITCHEN (11' 2" x 6' 8") or (3.40m x 2.04m)

Skimmed and coved ceiling with painted walls and ceramic tiled flooring. A range of wall and base units in oak veneer finish with chrome handles and coordinating high gloss work surface. Integral gas hob, single oven and extractor hood. Stainless steel single drainer sink unit with chrome mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Space for upright fridge/freezer. Wall mounted gas fired combination boiler. PVCu double glazed window overlooking the rear garden. PVCu part frosted double glazed door gives access out to rear garden.

## DINING ROOM (10' 0" x 9' 11") or (3.06m x 3.01m)

Artexed and coved ceiling with painted walls and fitted carpet. Two double radiators. PVCu double glazed french doors lead out onto the rear garden.

## LOUNGE (16' 6" x 13' 2") or (5.03m x 4.02m)

Painted walls with fitted carpet. Large double radiator. Stairs lead to first floor with PVCu double glazed window to the side aspect. PVCu double glazed box bay window to front.

## DOWNSTAIRS BATHROOM

Skimmed ceiling. Extractor fan. Ceramic tiled walls and flooring. Three piece suite in white comprising of low level w.c, pedestal wash hand basin and panelled bath with over bath shower and side glazed shower screen. Wall mounted chrome heated towel rail. PVCu frosted double glazed window to front aspect.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balastrade. Loft access. Double glazed Velux skylight.

## W.C.

Artexed ceiling. Ceramic tiles to floor. Central light fitting. Two piece suite comprising of low level w.c and pedestal wash hand basin with storage beneath.

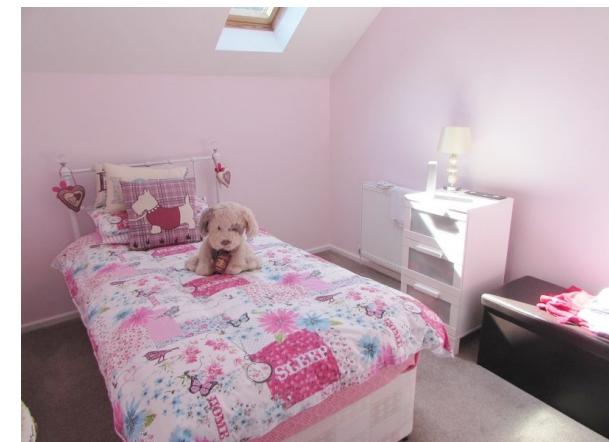
## BEDROOM 1 (13' 2" x 10' 0") or (4.01m x 3.05m)

Two Velux double glazed windows to roof. Painted walls and fitted carpet. Double radiator.

## BEDROOM 2 (13' 2" x 6' 10") or (4.01m x 2.09m)

Two double glazed Velux skylight windows. Painted walls. Fitted carpet. Double radiator.

From the offices of Payton Jewell Caines travel down Penybont Road towards the cenotaph. Go straight down the road towards Pencoed comprehensive school on Coychurch Road. Take the first second turning right after the school in to Maerdy Park and you will find the house on the left hand side at the end of the cul de sac.



## **BEDROOM 3 (6' 9" x 6' 9") or (2.07m x 2.05m)**

Double glazed Velux window. Painted walls and fitted carpet. Double radiator.

## **REAR GARDEN**

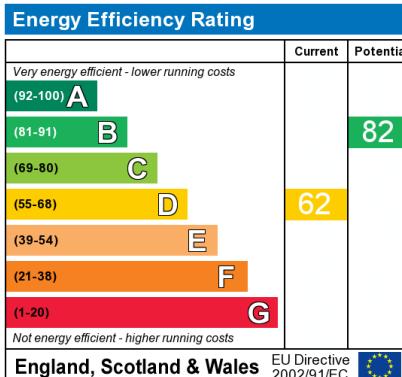
Low maintenance rear garden that is edged by close board fencing and laid to patio and decorative stone. Outside tap. Security lighting.

## **GENERAL INFORMATION**

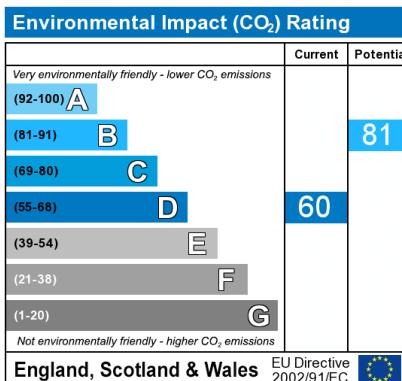
A very well presented three bedroom end terrace house situated within the popular development of Maerdy Park. The property benefits from lounge, dining room, modern fitted kitchen, downstairs bathroom with upstairs w.c. There are 3 bedrooms and the garden is low maintenance. The house is being sold with the benefit of no on-going chain. Viewing highly recommended to fully appreciate all this property has to offer.

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.





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.



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.



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