



Wimborne Road, Pencoed, Bridgend. CF35 6SG

£139,950

 PAYTON
JEWELL
CAINES

Wimborne Road, Pencoed, Bridgend. CF35 6SG

CHARACTER three DOUBLE BEDROOM semi detached house with TWO RECEPTION rooms, downstairs bathroom, upstairs w.c. Property is five minutes WALK FROM TOWN centre of Pencoed and being sold with the benefit of no on-going chain.

£139,950 - Freehold

- Three bedroom semi detached property
- Two reception rooms
- Downstairs bathroom
- Three double bedrooms
- Upstairs w.c.
- Low maintenance rear garden
- 5 minutes walk from town center
- Being sold with no on-going chain



FRONT

Property is bordered by low built brick wall with wrought iron railings above and accessed via wrought iron gate.

OUTER PORCH

Lovely character porch area with original quarry tiles. PVCu double glazed door leads into

ENTRANCE HALLWAY

Attractive high ceiling in the entrance hallway and continuing through the property. Hall has papered walls with feature dado rail, radiator and fitted carpet. Stairs lead off.

LOUNGE (12' 4" x 12' 0") or (3.76m x 3.67m)

Papered walls with feature picture rail and fitted carpet. Attractive bay window to front with PVCu double glazing. Radiator. Chimney breast with multi fuel burner set upon tiled hearth.

SECOND RECEPTION ROOM (13' 5" x 13' 1") or (4.10m x 3.99m)

Papered walls with feature picture rail and fitted carpet. Radiator. PVCu double glazed window to rear aspect. Double doors give access through to the lounge.

KITCHEN (11' 3" x 11' 0") or (3.43m x 3.36m)

Papered walls and vinyl flooring. A range of wall and base units in beech with coordinating roll edge work surface. Ceramic one and a half bowl sink and drainer with mixer tap. Space for cooker. Space and plumbing for washing machine. Space for upright fridge/freezer. PVCu double glazed window to side aspect. Radiator. Door gives access to large understairs storage cupboard. PVCu double glazed back door leads out to the rear garden.

DOWNSTAIRS BATHROOM

Easy maintenance laminate ceiling and wall covering. Three piece suite in white comprising bath, separate shower cubical and wash hand basin. Vinyl flooring. PVCu frosted double glazed window to rear aspect.

SEPARATE WC

Low level w.c. in white. Painted walls and vinyl flooring continuing through from the hallway area. PVCu frosted double glazed window to rear aspect.

LANDING

Via stairs with fitted carpet and wooden blastrade. Papered walls with feature dado rail and fitted carpet. Cupboard housing Saniflo w.c. Radiator.

BEDROOM 1 (15' 11" x 10' 10") or (4.84m x 3.30m)

Lovely sized bedroom to the front of the property. Papered walls and fitted carpet. Radiator. Two PVCu double glazed windows to front aspect.

BEDROOM 2 (13' 6" x 9' 2") or (4.12m x 2.79m)

Another good sized double bedroom. Papered walls and fitted carpet. Radiator. Double built in wardrobe housing Baxi combination boiler. PVCu double glazed window to rear aspect.



BEDROOM 3 (11' 2" x 10' 4") or (3.41m x 3.16m)

A further double bedroom. Papered walls and fitted carpet. Radiator. PVCu double glazed window to rear aspect.

REAR GARDEN

Low maintenance rear garden laid to chippings. Outside tap. Gate gives access out to the front of the property.

GENERAL INFORMATION

Traditional styled 3 bed semi with character and original features. The house boasts 2 reception rooms, good sized kitchen and downstairs bathroom. To the first floor there are 3 double bedrooms with w.c. The house offers generous accommodation and can be found a few minutes walk from the town centre of Pencoed and is being sold with no on-going chain. 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.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	40	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.



For illustrative purposes only.
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.
All measurements are approximate and not to scale.

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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