



Felindre Avenue, Pencoed, Bridgend. CF35
5PD

£164,950

PJC PAYTON
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Felindre Avenue, Pencoed, Bridgend. CF35 5PD

Immaculate 2 bedroom semi detached bungalow.
Totally refurbished throughout to a high standard.
Modern kitchen with integrated appliances and
modern shower room. Rear garden with log cabin.
Popular mature residential area.

£164,950 - Freehold

- Two bedroom semi detached bungalow
- Immaculate condition throughout
- Large lounge
- Modern and high spec kitchen
- Modern shower room
- Large log cabin in rear garden
- Popular mature residential area



FRONT

Double wrought iron gates give access to long driveway suitable for parking several vehicles. Front garden is laid to lawn and edged by hedging. Outside lighting.

ENTRANCE HALL

Entrance via composite front door into entrance hallway which has skimmed and coved ceiling with painted walls and solid oak flooring. Radiator.

KITCHEN (12' 11" x 9' 6") or (3.94m x 2.89m)

Skimmed ceiling with inset spot lighting. Painted walls and ceramic tiles to floor. A lovely modern kitchen of a good size and comprising a large range of wall and base units in high gloss white with coordinating roll edge work surface. Stainless steel sink and mixer tap. Built in Bosch oven with induction hob and coordinating cooker hood. Tiles to all splash back areas. Space for upright fridge/freezer (to remain and again Bosch). Integrated Bosch washer/dryer and integrated dish washer again Bosch. Two PVCu double glazed windows, one to front aspect and one to side. Pantry cupboard provides extra storage space.

LOUNGE/DINER (16' 2" x 12' 5") or (4.94m x 3.78m)

Good sized lounge with skimmed and coved ceiling, painted walls and solid oak flooring. Feature fireplace with wooden surround and mantel, marble backing and hearth and electric fire inset. PVCu double glazed window to front aspect. Radiator.

BEDROOM 1 (14' 4" x 12' 7") or (4.37m x 3.83m)

Skimmed and coved ceiling with painted walls and oak flooring. PVCu double glazed window overlooking rear garden. Radiator.

BEDROOM 2 (10' 8" x 9' 1") or (3.25m x 2.78m)

Skimmed and coved ceiling with loft access and painted walls. Oak flooring. Radiator. PVCu double glazed french doors lead out to the rear garden.

SHOWER ROOM

Skimmed ceiling, fully tiled to all walls with ceramic tiles to floor. Modern wet room comprising mains fed rainfall shower, wash hand basin inset high gloss white storage cupboard and close coupled w.c. PVCu frosted and double glazed window to side aspect.

REAR GARDEN

Good size rear garden edged with a combination of closed board fencing and brick built wall. The garden is mainly laid to lawn and houses a large wooden outbuilding. There is a raised decked area to the rear of the garden. The wooden outbuilding is split into two rooms and is currently being used as a gym and a workshop. The floor is laid with a purpose made rubber flooring for insulation and comfort, and the roof space is fully insulated. There are full electrics fitted.



GENERAL INFORMATION

This is a lovely bungalow that has been completely refurbished to a high standard throughout. The kitchen and shower room are modern and fitted with top of the range appliances. The lounge is of a good size and has ample space for dining table and chairs also. The flooring throughout is engineered solid oak and all internal doors are also solid oak. The attic is boarded and all windows and doors have been replaced. The central heating system has all been replaced, and a combi boiler is fitted with all new radiators and water pipes also. The electrics have been modernised and a new fuse board fitted. The garden has been landscaped and the house sits on a larger than average corner plot. Felindre Avenue is a sort after location within the town of Pencoed. 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) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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		72
(55-68) D	55	
(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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