



Maerdy Park, Pencoed, Bridgend. CF35 5HX

£239,950

PJC PAYTON
JEWELL
CAINES

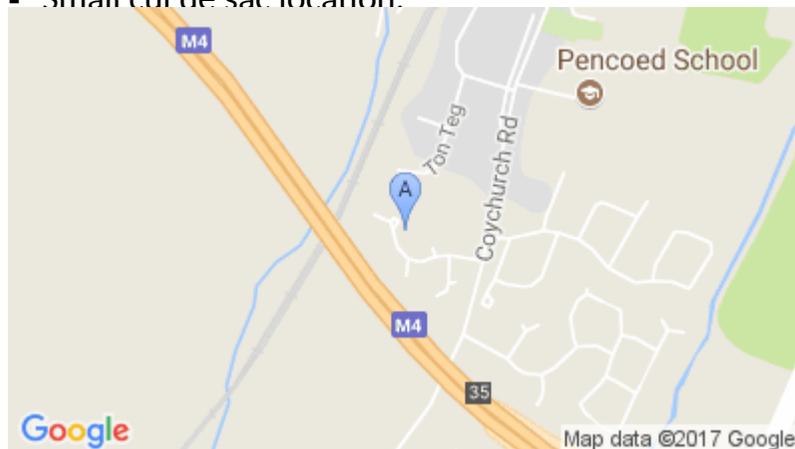
Maerdy Park, Pencoed, Bridgend.

CF35 5HX

** 3/4 bedroom unique styled detached property **
2/3 reception rooms, downstairs cloakroom,
downstairs bedroom, modern bathroom and kitchen.
Lovely landscaped gardens and double garage on large
corner plot. Immaculate throughout.

£239,950 - Freehold

- 3/4 bedroom modern detached property
- 2/3 reception rooms
- Downstairs cloakroom
- Unique styled property
- Immaculately presented throughout
- All bedrooms double in size
- Large corner plot
- Landscaped garden surrounding
- Double garage
- Small cul de sac location.



FRONT

Driveway suitable for parking several vehicles off road and leading to double detached garage with power and light installed. Side access via wrought iron gate leading to the rear and side gardens. Entrance via composite front door with leaded and frosted glass inserts and glazed side panels.

ENTRANCE HALLWAY

Artexed and coved ceiling with painted walls and fitted carpet. Radiator. Storage cupboard. Stairs lead off.

LOUNGE (17' 9" x 11' 9") or (5.41m x 3.58m)

Lovely light and airy room with high vaulted ceiling, painted walls and fitted carpet. Feature fireplace with wooden surround and mantle and marble backing and hearth. Gas fire inset. Radiator. PVCu double glazed window to rear aspect. Double glazed patio doors lead out to the rear garden.

DINING ROOM (11' 1" x 10' 4") or (3.37m x 3.15m)

Artexed and coved ceiling with painted walls and fitted carpet. Radiator. Double glazed patio doors giving access out to the side garden.

KITCHEN (10' 11" x 9' 6") or (3.33m x 2.89m)

Artexed ceiling and painted walls with vinyl flooring. A large range of wall and base units in light beech with brushed chrome handles and coordinating roll edge work surface. Integrated wine rack. Space for cooker. Space and plumbing for dish washer or washing machine. Purpose designed space for upright fridge/freezer. Tiles to all splash back areas. Double glazed patio door lead out to the rear garden and give lovely views over the garden.

CLOAKROOM

Skimmed ceiling with inset spotlighting. Fully tiled to all walls with ceramic tiles to floor. Two piece suite in white comprising wash hand basin and low level w.c. PVCu frosted and double glazed window to front aspect. Radiator.

SECOND RECEPTION/BEDROOM 4 (18' 4" x 10' 4") or (5.59m x 3.14m)

Artexed and coved ceiling with painted walls and laminate wood flooring. Radiator. Double glazed doors give access out to the rear garden.

LANDING

Via stairs with fitted carpet and wooden balustrade. Landing has artexed ceiling with smoke detector and loft access. Painted walls and fitted carpet. Airing cupboard housing Valiant combination boiler.

BEDROOM 1 (17' 10" x 10' 2") or (5.43m x 3.11m)

Artexed ceiling with painted walls and fitted carpet. Radiator. PVCu double glazed window to rear aspect. Large range of fitted wardrobes.

BEDROOM 3 (10' 11" x 9' 5") or (3.32m x 2.86m)

Artexed ceiling with painted walls and fitted carpet. Radiator. PVCu double glazed window to rear aspect.



BEDROOM 2 (13' 8" x 10' 0") or (4.16m x 3.04m)

Artexed ceiling with painted walls and fitted carpet. Radiator. PVCu double glazed window to side aspect and further velux window to roof.

BATHROOM (8' 10" x 8' 6") or (2.70m x 2.58m)

Skimmed ceiling with inset spotlighting, fully tiled to all walls and vinyl flooring. Larger than average bathroom comprising a four piece suite in white. Bath, double shower cubical with mains fed shower, wash hand basin in beech storage unit and close coupled w.c. Radiator. Chrome heated towel rail holder. PVCu frosted and double glazed window to front aspect.

REAR GARDEN

Attractive landscaped gardens to rear and side edged by closed board fencing. Garden lawned to the rear with feature circular Indian sandstone patio inset. The borders of the garden feature raised and flat beds with a mixture of mature plants and shrubs. There is a further patio area again finished in Indian Sandstone and areas finished with attractive beach pebbles. There is a good sized area to the side of the property again finished to patio with flower borders. Side door gives access into the garage. Shed to remain and further storage area perfect for recycling or even dog kennels. Outside tap and outside lighting.

GENERAL INFORMATION

Lovely family home offering flexible accommodation and set on large corner plot. To the ground floor there are either 2 reception rooms and downstairs double bedroom or 3 separate reception rooms. The kitchen and cloakroom are modern and finished to a high spec. The lounge has an attractive vaulted high ceiling and four of the downstairs rooms have patio doors giving the house a light and airy feel to it. To the first floor there are 3 bedrooms and a larger than average family bathroom, again fitted to a high specification and with a modern design. The gas central heating is fired by a combination boiler. The gardens are to the rear and the side of the property and have been professionally landscaped to make excellent use of the plot. There are several patio seating areas, a lawn and several raised and low level flower borders. The garage is a double garage and has side access and power and light installed with traditional up and over door. The house is situated in a small private cul de sac and has the advantage of being one of the larger plots. Maerdy Park is a 15 minute walk from the town center 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.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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		74
(55-68) D	61	
(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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