



Minffrwd Road, Pencoed, Bridgend. CF35 6SD

£369,950

 PAYTON JEWELL CAINES

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NO ONWARD CHAIN - Extended 4 bedroom detached home comprising entrance hall, wc, 2 reception rooms, kitchen / breakfast room, utility, 4 bedrooms, 2 en-suites, family bathroom, balcony, enclosed rear garden, garage and parking for up to 4 vehicles. Viewing recommended.

£369,950 - Freehold

- EXTENDED FOUR BEDROOM DETACHED HOME
- 2 en-suites plus family bathroom
- Kitchen / breakfast room
- Single garage with plenty of off road parking
- Balcony to the front. Enclosed rear garden
- SOLD WITH NO ONWARD CHAIN



DESCRIPTION

An excellent extended family home in a well sought after semi rural location.

The property offers excellent family accommodation including 2 en-suite shower rooms, a generous lounge to the rear overlooking a good size rear garden and ample car parking.

The property benefits from a gas fired combination boiler, Upvc double glazing and a first floor balcony.

Sold with no onward chain and in the catchment area for the new Pencoed Primary School.

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.

ENTRANCE PORCH

Access is via a glazed Upvc door into the entrance porch.

Opaque glazed door then leads to the entrance hall;

HALLWAY

Stairs leading to the first floor and finished with a coved and skimmed ceiling, emulsioned walls, skirting and wood effect laminate floor. Door into reception 2.

RECEPTION 2 (12' 8" x 10' 10") or (3.85m x 3.30m)

Overlooking the front via a large Upvc double glazed window with an additional window to the side, both with matching roller blinds this second living space is finished with skimmed and coved ceiling, central light fitting, emulsioned walls, skirting and a continuation of the laminate floor. The central focal point is the 'Art Deco' fireplace (with chimney intact) featuring ceramic tiles to the hearth, back plate and mantle.

W.C.

Small wc located under the stairs comprising white wc and small wash hand basin and a frosted window to the side.

UTILITY

Excellent size utility space with a wall mounted gas fired combination boiler, a window to the side, plumbing for washing machine and ample space for American style fridge / freezer and additional kitchen appliance.

KITCHEN/BREAKFAST ROOM (13' 5" x 13' 1") or (4.10m x 4.0m)

Overlooking the rear garden and the side via Upvc double glazed windows and a part frosted glazed Upvc door leading to the rear porch this good sized kitchen comprises a range of base and wall mounted units in high gloss cream with a complementary roll top work surface and ceramic tiles to the splash back. There is a one and a half basin sink with mixer tap and drainer, an integrated dishwasher, four gas ring hob and overhead extractor hood and an eye level electric oven. Ample space for a kitchen table and chairs.

REAR PORCH

Upvc lean to porch with a polycarbonate roof, 2 Upvc doors leading to and from the garden.



RECEPTION 1/LOUNGE (28' 5" max x 12' 8" max) or (8.65m max x 3.85m max)

Generous lounge overlooking the rear via Upvc double glazed french doors with side glazed panels and 3 Upvc double glazed windows to the side and finished with a coved and skimmed ceiling, emulsions walls, skirting and laminate floor. Feature chimney breast with original brick recess, ceramic and marble hearth and ideal for housing a multi fuel burner.

STAIRS AND LANDING

To the first floor via stairs with fitted carpet and wooden balustrade. The landlord has a fitted storage cupboard and access to the loft.

BEDROOM 1 (18' 4" x 12' 8") or (5.60m x 3.85m)

Large master bedroom overlooking the rear via Upvc double glazed window and finished with skimmed and coved ceiling, emulsions walls, skirting and fitted carpet. Access to the en-suite;

EN SUITE

Recently fitted en-suite shower room comprising a 3 piece suite in white with wc, wash hand basin and a large walk in shower with plumbed shower, full height times to the wall and to the floor and a heated towel rail.

BEDROOM 2 (12' 6" x 10' 2") or (3.80m x 3.10m)

Overlooking the rear via Upvc double glazed window this double bedroom is finished with skimmed and coved ceiling, emulsions walls, skirting and fitted carpet. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

With a frosted window to the side and comprising a 3 piece suite in white with wc, wash hand basin and a quadrant style shower cubicle with glazed doors and a wall mounted electric shower.

BEDROOM 3 (11' 10" x 12' 8") or (3.60m x 3.85m)

Overlooking the front via Upvc double glazed windows plus a glazed Upvc door leading to the balcony this double bedroom is finished with skimmed and coved ceiling, emulsions walls, skirting and fitted carpet.

BEDROOM 4 (7' 3" x 7' 3") or (2.20m x 2.20m)

A single bedroom overlooking the front via Upvc double glazed window and finished with skimmed and coved ceiling, emulsions walls, skirting and fitted carpet.

FAMILY BATHROOM

Recently fitted family bathroom with a 3 piece suite in white with wc, wash hand basin with chrome mixer tap and a free standing slipper bath with chrome mixer tap and shower attachment. Ceramic tiles to the full height wall and floor and a wall mounted chrome heated towel rail.



OUTSIDE

Rear - an enclosed garden laid to elevated decking with steps down to lawned area with traditional washing line and raised area of artificial turf.

Note - the rear boundary extends along the same line of the rear boundary fence. Current vendors have fenced off what they wish to use but further garden potential.

Front - Enclosed driveway parking for up to 4 cars, gated access from Minffrwd Road. Single garage to the side with traditional up and over door.

DIRECTIONS

From Penprysg Road turn right onto Minffrwd Road and continue up the hill. The property can be found on the right hand side.



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

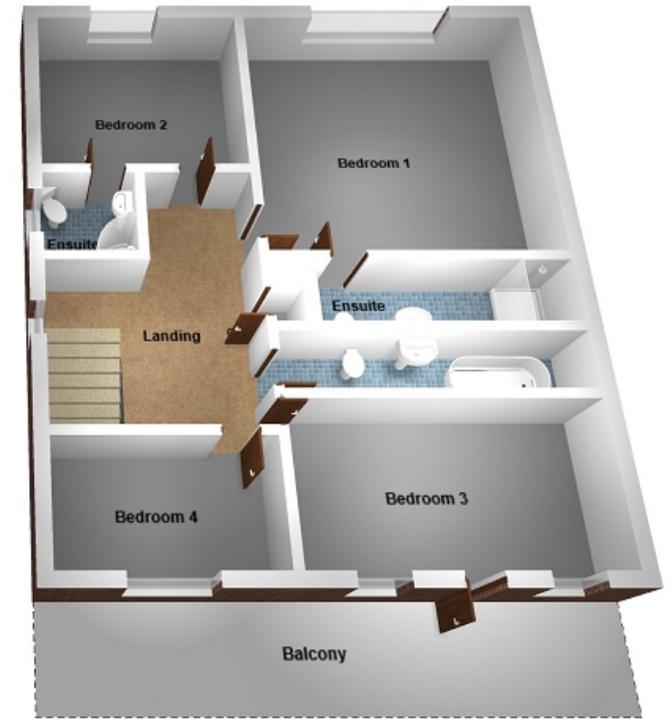
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(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		76
(55-68) D		
(39-54) E	52	
(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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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