




BRITISH
PROPERTY
AWARDS
2018-2019
★★★★★
GOLD WINNER
LETTING AGENT
IN BRIDGEND

Mervyn Way, Pencoed, Bridgend . CF35 6JH

Offers Over
£250,000



Mervyn Way, Pencoed, Bridgend . CF35 6JH

Four bedroom detached house comprising entrance hall, lounge, kitchen/breakfast room, downstairs cloakroom, utility room, EN SUITE to master bedroom, family bathroom and attic room. Viewing recommended.

Offers Over £250,000 - Freehold

- Four bedroom detached house
- Kitchen/breakfast room and utility
- Downstairs cloakroom
- En suite to master bedroom
- Attic room to the second floor, EPC-C
- Viewing recommended



DESCRIPTION

Pencod 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

Via part glazed PVCu door with opaque glass and leaded detail. Glazed side panel with frosted glass into the large entrance hall.

ENTRANCE HALL (15' 5" x 9' 8") or (4.70m x 2.95m)

Skimmed ceiling with one centre light, smoke detector, emulsioned walls, radiator and under stairs storage cupboard. Wood effect vinyl flooring and staircase with fitted carpet and open balustrade to first and second floor.

DOWNSTAIRS CLOAKROOM (5' 11" x 2' 11") or (1.81m x 0.88m)

Skimmed ceiling with one centre light, emulsioned walls, double radiator, PVCu double glazed window with frosted glass to front aspect. Two piece suite comprising low level w.c. pedestal wash hand basin with tiling to splash back area and ceramic tiled flooring.

LOUNGE (17' 8" x 10' 11") or (5.38m x 3.32m)

Via internal hardwood part glazed double doors, emulsioned ceiling with one centre light, emulsioned walls, two PVCu double glazed windows to side aspect, two double radiators and fitted carpet.

KITCHEN/BREAKFAST ROOM (17' 7" x 12' 10") or (5.35m x 3.92m)

Skimmed ceiling with centre light over the dining area and modern down lights to the kitchen. The kitchen has a range of wall and base units in high gloss cream with complementary work surface and splash back. Emulsioned walls, two PVCu double glazed windows one overlooking the patio area and one to front aspect. PVCu French doors opening onto the side garden. Double radiator, tile effect vinyl flooring and doorway through to the utility room.

UTILITY ROOM (7' 9" x 5' 10") or (2.36m x 1.77m)

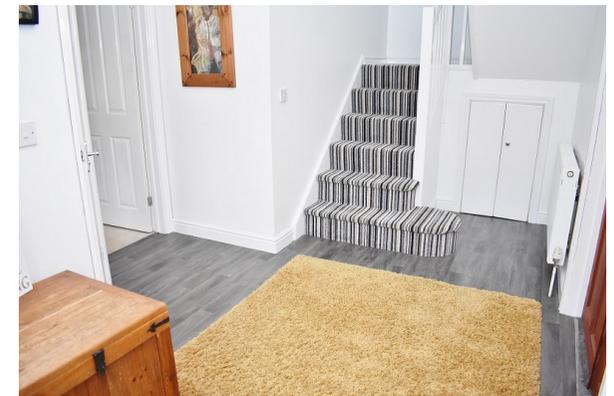
Skimmed ceiling with one centre light, emulsioned walls, double radiator, wood effect vinyl flooring and PVCu double glazed window with frosted glass to rear aspect. Wall mounted extractor fan and gas combination boiler. One under counter storage unit with complementary work top. Space for freestanding washing machine, tumble dryer, fridge/freezer and chest freezer.

LANDING

PVCu double glazed window with etched detail on the half landing. The main landing has emulsioned ceiling with one centre light, smoke detector, emulsioned walls and fitted carpet.

BEDROOM 1 (11' 7" x 10' 6") or (3.53m x 3.20m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to side aspect, double radiator and fitted carpet.



EN-SUITE SHOWER ROOM (7' 1" x 4' 10") or (2.15m x 1.48m)

Emulsioned ceiling with three modern down lights, emulsioned walls, PVCu double glazed window with frosted glass to front aspect, vinyl flooring and wall mounted head towel rail. Three piece suite comprising low level w.c. corner wall mounted wash hand basin with mixer tap and tiling to splash back area and shower enclosure with mains fed shower, fully tiled, glass shower screen and shower curtain.

BEDROOM 2 (10' 11" x 8' 8") or (3.33m x 2.63m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to side aspect, double radiator and fitted carpet.

BEDROOM 3 (10' 11" x 8' 8") or (3.32m x 2.64m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to side aspect, double radiator and fitted carpet.

BEDROOM 4 (16' 3" x 6' 9") or (4.95m x 2.05m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to side aspect, double radiator and fitted carpet. Currently used as a walk in dressing room.

FAMILY BATHROOM (7' 1" x 5' 9") or (2.16m x 1.75m)

Emulsioned ceiling with four modern down lights, extractor fan, emulsioned walls, PVCu double glazed window with opaque glass to front aspect and wall mounted heated towel rail. Three piece suite comprising low level w.c. wall mounted wash hand basin with mixer tap and tiling to splash back area p shaped bath with mains fed shower over and glass shower screen. Ceramic tiled flooring.

SECOND FLOOR LANDING

On the half landing is a circular PVCu double glazed window with frosted glass to the rear aspect. Fitted carpet and open balustrade.

ATTIC ROOM (23' 2" x 17' 7") or (7.07m x 5.37m)

Emulsioned ceiling, emulsioned walls, two centre lights, two velux windows to side aspect and two double radiators. Eaves storage.

OUTSIDE

The property benefits from garden to three sides bound by breeze block and red brick walling and wood panel fencing. The main lawn is to the side aspect accessed via the main driveway. Path leads around the house and has access to the three areas of lawn. The main patio area is to the side accessed from the kitchen/breakfast room, ideal for garden furniture. Laid to decorative chipping's and patio slabs.

DIRECTIONS

From the offices of Payton Jewell Caines go down Penybont Road to the cenotaph. Turn right and go over the railway line on to Hendre Road. Take the 6th turning right into Greenacre Drive and then the second left in to Mervyn Way where you will find the house 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+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (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+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (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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