



Beechwood Grove, Pencoed, Bridgend,  
Bridgend County. CF35 6SU

£380,000



## Beechwood Grove, Pencoed, Bridgend, Bridgend County. CF35 6SU

This spacious 6 bedroom detached property has flexible and generous living accommodation. The property is located in the attractive and popular Beechwood Grove and benefits from, 3 reception rooms, large kitchen/diner, 2 bedrooms with en-suites and off road parking. Viewing recommended.

**£380,000 - Freehold**

- Six bedroom detached property
- Three reception rooms
- Large kitchen/diner
- Utility room and downstairs clockroom
- En-suite to two bedrooms
- Spacious flexible living accommodation
- Enclosed rear garden and off road parking



## DESCRIPTION

Introducing this substantial six bedroom detached property located in a popular area of Pencoed. The property benefits from three reception rooms, large kitchen/diner, downstairs w.c. utility room, two en suite shower rooms, family bathroom, front and rear gardens and off road parking. Viewing is highly recommended to appreciate all this property has to offer.

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

Via PVCu double glazed door into the entrance porch.

## ENTRANCE PORCH

Artexed and coved ceiling, emulsioned walls, tiled flooring and door with side panel leading into the hallway.

## HALLWAY

Feature hallway finished with artexed and coved ceiling, emulsioned walls, carpeted staircase leading to the first floor, radiator and laminate wood flooring. Under stairs storage cupboard and four doors leading off.

## DOWNSTAIRS W.C. (3' 2" x 7' 3") or (0.96m x 2.21m)

Artexed and coved ceiling, part emulsioned/part tiled walls, vinyl flooring, PVCu double glazed window with obscured glass to the side of the property and radiator. Two piece suite comprising wall mounted wash hand basin and low level w.c.

## LOUNGE (12' 6" x 17' 8") or (3.80m x 5.39m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to the front of the property and French doors leading out onto the side. Door leading into the playroom.

## PLAY ROOM (8' 9" x 9' 11") or (2.67m x 3.01m)

Artexed and coved ceiling, part emulsioned/part papered walls, fitted carpet, radiator, PVCu double glazed window to the side of the property and wooden window to the rear. Door leading into the kitchen/diner.

## KITCHEN/DINER (24' 0" max x 18' 0" max) or (7.31m max x 5.49m max)

L-shaped room finished with emulsioned and coved ceiling, part emulsioned/part tiled walls, two radiators and a continuation of the laminate wood flooring. A range of wall and base units with complementary work surface housing stainless steel sink drainer, built in oven and grill and separate base mounted gas hob with extractor hood overhead. Space for freestanding fridge/freezer and ample space for table and chairs. Wooden double glazed windows to the rear of the property. Aluminium double glazed patio doors leading out to the rear garden. Door leading into the utility room.



### **UTILITY ROOM (11' 11" x 9' 1") or (3.63m x 2.77m)**

Artexed and coved ceiling, part emulsioned/part tiled walls, radiator, vinyl flooring, wooden double glazed window and door to the rear of the property. Base units, plumbing for automatic washing machine and tumble dryer. Combination gas boiler and door leading into the garage.

### **STUDY (10' 9" x 9' 11") or (3.27m x 3.03m)**

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the front of the property.

### **LANDING**

Artexed and coved ceiling with loft access, feature skylight, two built in storage cupboards and 7 doors leading off.

### **MASTER BEDROOM (11' 9" x 12' 8") or (3.58m x 3.87m)**

Artexed and coved ceiling, emulsioned walls, fitted carpet, built in wardrobes, radiator and wooden double glazed window to the front of the property. Door leading into the en suite.

### **EN-SUITE SHOWER ROOM (7' 6" x 7' 10") or (2.29m x 2.38m)**

Respertex ceiling, part emulsioned/part tiled walls, tiled flooring, radiator and PVCu double glazed window with obscured glass to the front of the property. Three piece suite comprising low level w.c. sink/pedestal and shower cubicle.

### **BEDROOM 2 (12' 9" x 9' 10") or (3.88m x 3.0m)**

Artexed and coved ceiling, emulsioned walls, laminate flooring, wooden double glazed window to the rear of the property, radiator and built in wardrobe.

### **FAMILY BATHROOM (8' 5" x 6' 5") or (2.57m x 1.96m)**

Artexed and coved ceiling, part emulsioned/part tiled walls, tiled flooring, wooden double glazed window with obscured glass to the rear of the property. Three piece suite comprising low level w.c. wash hand basin set within vanity unit and bath with shower overhead and glass privacy screen.

### **BEDROOM 3 (10' 0" x 13' 0") or (3.06m x 3.96m)**

Artexed and coved ceiling, part emulsioned/part papered walls, radiator, wooden double glazed window to the front of the property and fitted carpet. Door leading into the en suite.

### **EN-SUITE SHOWER ROOM (4' 10" x 5' 9") or (1.47m x 1.75m)**

Artexed ceiling, part respertex/part emulsioned walls, wooden double glazed window with obscured glass to the side of the property and radiator. Three piece suite comprising low level w.c. sink/pedestal set in vanity unit and shower cubicle.

### **BEDROOM 4 (11' 7" x 9' 5") or (3.52m x 2.87m)**

Artexed and coved ceiling, emulsioned walls, laminate flooring, wooden double glazed window to the rear of the property, radiator and built in wardrobes.



### **BEDROOM 5 (9' 6" x 11' 5") or (2.90m x 3.48m)**

Artexed and coved ceiling, emulsioned walls, laminate flooring, radiator, wooden double glazed window to the front of the property and built in wardrobes.

### **BEDROOM 6 (10' 0" x 11' 4") or (3.05m x 3.45m)**

Currently used as a games room. Artexed and coved ceiling, emulsioned walls, fitted carpet, wooden double glazed window to the rear of the property, radiator and built in wardrobe.

### **OUTSIDE**

Off road parking for one vehicle and steps leading to the main entrance. The front garden is laid with decorative chipping's. Access to the side garden and to the garage.

Enclosed rear garden with section laid to patio, steps either side leading to a further elevated section which is laid to lawn. Steps to each side of the garden leading to the next level, bordered with mature shrubs, plants and trees. Glasshouse and decked areas ideal for garden furniture.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) 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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