



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

Heol Maes Yr Haf, Pencoed, Bridgend,  
Bridgend County. CF35 5PJ

£129,950

 PAYTON  
JEWELL  
CAINES

# Heol Maes Yr Haf, Pencoed, Bridgend, Bridgend County. CF35 5PJ

Two double bedroom property comprising entrance hall, kitchen, lounge, two double bedrooms, bathroom, good size enclosed rear garden and off road parking to the front. Excellent location for access to the M4 at J35. IDEAL FIRST TIME OR INVESTMENT PURCHASE.

**£129,950 - Freehold**

- Two bedroom end of terrace house
- Two good size double bedrooms
- Modern fitted bathroom
- Good sized enclosed rear garden
- Off road parking for two vehicles
- Ideal first time purchase, EPC-D
- Ideal location for M4 at J35



## DESCRIPTION

Introducing this two double bedroom end of terrace property offering excellent access to the village of Pencoed giving access to all local retail and leisure facilities and also within easy walking distance of Pencoed Secondary School. J35 of the M4 is within 2 minute drive. The property benefits from two good size double bedrooms, generous rear garden, off road parking to the front and would make an idea first time purchase.

## ENTRANCE

Via part frosted glazed PVCu front door into entrance hall.

## ENTRANCE HALL

Coved ceiling, emulsioned walls, skirting, wood effect laminate floor and radiator with fitted radiator cover to remain. Archway through into the kitchen.

## KITCHEN (7' 9" x 7' 9") or (2.37m x 2.37m)

Overlooking the front of the property via PVCu double glazed window and finished with coved ceiling, emulsioned walls, skirting and a continuation of the wood effect flooring. A range of low level and wall mounted units in white with chrome handles and complementary roll top work surface with ceramic tiled splash back. Inset sink with swan neck tap and drainer, integrated electric oven with four gas ring hob and overhead extractor. Space for fridge/freezer, plumbing for automatic washing machine and additional space for under counter appliance. Wall mounted gas fired boiler.

## LOUNGE (17' 3" x 12' 6") or (5.26m x 3.80m)

Natural light via the PVCu double glazed sliding patio doors to the rear this reception room is finished with a coved ceiling, central spot lights to remain, emulsioned walls with half height feature dado rail, skirting and laminate flooring. Wall mounted electric feature fire and wrought iron spiral staircase with carpet tread leading to the first floor.

## LANDING

Access to loft storage and doors leading to two bedrooms and bathroom.

## BEDROOM 1 (8' 10" x 12' 6") or (2.70m x 3.80m)

Overlooking the rear via PVCu double glazed window is this good size double bedroom finished with coved ceiling, emulsioned walls with half height feature dado rail and feature papered wall, skirting and fitted carpet.

## BEDROOM 2 (7' 10" x 12' 6") or (2.40m x 3.80m)

Overlooking the front via PVCu double glazed window with fitted venetian blind this second double bedroom is finished with coved ceiling, emulsioned walls, skirting and fitted carpet. Central spot light and wardrobes to remain. Fitted storage cupboard housing the hot water tank with additional shelving.

## FAMILY BATHROOM

Recessed LED spot lights, two walls emulsioned/two walls full height ceramic tiles, vinyl flooring and PVCu frosted glazed window to the side. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and 'P' shaped bath with an over bath electric shower and side glazed shower screen. Wall mounted heated chrome towel rail.



## OUTSIDE

Good sized enclosed rear garden laid to patio with fence and gate leading to a flat area of lawn with a central pathway, raised beds to the rear finished with decorative stone, side return laid to patio with storage shed to remain and gated access to the front.

Open aspect front garden laid to lawn with pathway leading to the front door and tarmacadem driveway suitable for parking two cars.

## DIRECTIONS

Upon entering Pencoed go past the Mercedes garage to your left and continue towards the village, continue underneath the railway bridge and take the first right hand turn onto Heol Maes Yr Hal.



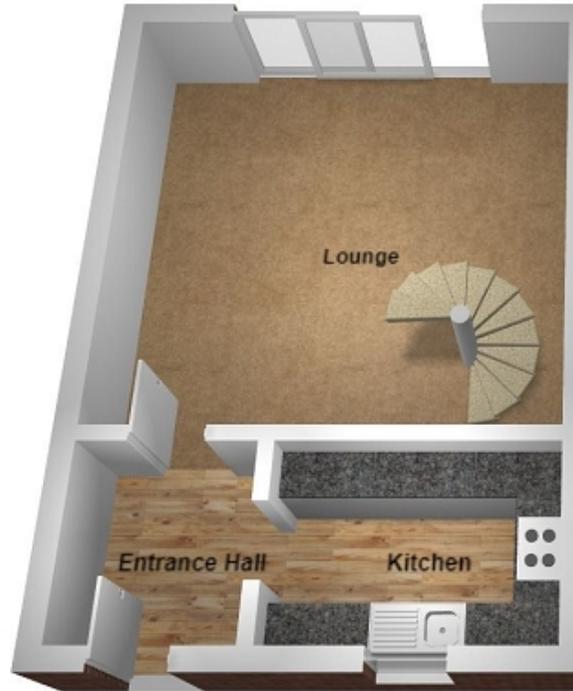
# Floorplan & EPC

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 56                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         | 88        |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  | 51                      |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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 (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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