



Gerddi Ty Bryn, Pencoed, Bridgend . CF35  
6PZ

£324,950



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Well presented EXECUTIVE 4 BEDROOM DETACHED home offering excellent family accommodation. The property benefits from 2 reception rooms, large kitchen/dining room, downstairs cloakroom, utility room, 4 double bedrooms, EN SUITE to master bedroom, enclosed rear garden, off road parking and GARAGE.

£324,950 - Freehold

- Well presented 4 double bedroom detached house
- Two reception rooms
- Large kitchen/dining room
- Separate utility room and large cloakroom
- En suite shower room to master bedroom
- Detached single garage / driveway parking for 3/4 vehicles
- Enclosed rear garden. FPC-C



## DESCRIPTION

Introducing this well presented four double bedroom detached family home benefiting from two reception rooms, large kitchen/diner, en suite to master bedroom, driveway parking for 3/4 vehicles and detached single garage with power and light.

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 part glazed PVCu door with glazed side panel into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling with two centre lights, smoke detector, emulsioned walls, karndean flooring, double radiator and staircase with open balustrade and fitted carpet to the first floor. Access into downstairs cloakroom.

## DOWNSTAIRS CLOAKROOM (5' 5" x 5' 3") or (1.65m x 1.59m)

Emulsioned ceiling with centre light, emulsioned walls, extractor fan and a continuation of the Karndean flooring. Two piece suite comprising low level w.c. and pedestal wash hand basin with tiling to splash back areas.

## RECEPTION ROOM 1 (16' 8" x 13' 9") or (5.07m x 4.19m)

Emulsioned and coved ceiling with centre light, emulsioned walls, double radiator, large PVCu double glazed bay window to front aspect and oak effect laminate flooring. Feature fireplace housing electric fire and internal glazed doors leading into the kitchen/dining room.

## RECEPTION ROOM 2 (15' 0" x 12' 3") or (4.57m x 3.73m)

Currently used as bedroom five and finished with emulsioned and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect and fitted carpet.

## KITCHEN/DINING ROOM (30' 7" x 9' 5") or (9.33m x 2.88m)

Emulsioned and coved ceiling with modern down lights to the kitchen area and part tiled/part emulsioned walls. A range of wall and base units in oak effect with complementary work top, composite single drainer sink with modern mixer tap and hose attachment. Integrated appliances include six ring gas burner oven, dishwasher and fridge. PVCu double glazed window overlooking the rear garden and ceramic tiled flooring. Access into under stairs storage cupboard with power and light. Double radiator and access through to the utility room.

The dining area is finished with emulsioned and coved ceiling with centre light, emulsioned walls, double radiator, PVC double glazed French doors opening onto the rear garden and wood effect laminate flooring.



### **UTILITY ROOM (7' 10" x 5' 11") or (2.40m x 1.80m)**

Emulsioned ceiling with four modern down lights, smoke detector, emulsioned walls, PVCu double glazed window to the rear garden and wall mounted combination gas boiler. Single drainer stainless steel sink with mixer tap and base units with complementary work top. Space for freestanding washing machine and tumble dryer. Radiator, ceramic tiled flooring and PVCu part double glazed door to side aspect. Doorway through to the cloakroom.

### **CLOAKROOM (5' 11" x 3' 7") or (1.80m x 1.10m)**

Great space for housing coats, shoes and cleaning equipment and finished with emulsioned walls, ceramic tiled flooring, power and light. Consumer unit.

### **LANDING**

Via stairs with fitted carpet and open balustrade. Emulsioned and coved ceiling with centre light, smoke detector, access into the attic space, emulsioned walls and PVCu double glazed window to front aspect. Access into airing cupboard with radiator.

### **BEDROOM 1 (16' 8" x 11' 9") or (5.07m x 3.59m)**

Emulsioned and coved ceiling with centre light, emulsioned walls with one feature papered wall, PVCu double glazed window to front aspect, double radiator and fitted carpet.

### **EN-SUITE SHOWER ROOM (7' 9" x 6' 6") or (2.37m x 1.98m)**

Emulsioned ceiling with down light, extractor fan, part tiled/part emulsioned walls. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and large walk in double shower enclosure (not working) wall mounted heated towel rail and ceramic tiled flooring.

### **BEDROOM 2 (16' 8" x 11' 5") or (5.08m x 3.47m)**

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

### **BEDROOM 3 (11' 11" x 11' 6") or (3.62m x 3.50m)**

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

### **BEDROOM 4 (12' 3" x 9' 1") or (3.74m x 2.78m)**

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and wood effect laminate flooring.

### **FAMILY BATHROOM (9' 10" x 7' 10") or (3.0m x 2.39m)**

Emulsioned ceiling with modern downlights, extractor fan, part tiled/part emulsioned walls and PVCu double glazed window with frosted glass to rear aspect. Four piece suite comprising low level w.c. pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower attachment. Fully tiled corner shower enclosure with mains fed shower and sliding glass shower doors. Wall mounted heater towel rail and ceramic tiled flooring.



## **OUTSIDE**

The rear garden is bound by wood panel fencing and brick walling, laid mainly to lawn with mature shrubs and trees. The property has access on both sides to the front.

The front is bound by open picket fence to one side with lawned border. Driveway parking for up to four vehicles and access to single garage via up and over door and a pedestrian door from the garden. The garage has power and light.

## **DIRECTIONS**

From Pencoed town centre take Hendre Road, turn left onto Ty Bryn Terrace, follow the road around onto Pant Hendre, continue into Gerddi Ty Bryn and the property can be found on the right hand side.



# Floorplan & EPC

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            | 83  |
| (69-80) <b>C</b>                            | 76                         |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>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.



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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)