



Maes-y-deri Close, Pencoed, Bridgend .
CF35 6YY

£259,950



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Four bedroom DETACHED property situated in Pencoed and comprising entrance hall, downstairs w.c. lounge/ diner, kitchen and CONSERVATORY to the ground floor. Four bedrooms, shower room and family bathroom to the first floor. Front and rear gardens, off road parking and GARAGE. Viewing recommended.

£259,950 - Freehold

- Beautiful 4 bedroom detached family home
- Lounge/diner
- Conservatory
- Off road parking and garage
- Enclosed rear garden, EPC-D
- Viewing highly recommended



DESCRIPTION

Introducing this four bedroom detached family home comprising, entrance hall, downstairs w.c. kitchen, lounge, dining room, conservatory, four bedrooms, family bathroom, shower room, front and rear gardens, off road parking and garage. Viewing highly recommended.

The property is situated in Pencoed. Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi rural areas. Viewing is highly recommended.

ENTRANCE

Via PVCu door into the entrance porch.

ENTRANCE PORCH

Artexed ceiling, papered walls, tiled flooring and door leading into the hallway.

ENTRANCE HALL

Artexed and coved ceiling, papered walls, fitted carpet and radiator. Under stairs storage area and carpeted stairs leading to the first floor. Three doors leading off.

DOWNSTAIRS W.C. (6' 3" x 2' 7") or (1.90m x 0.79m)

Artexed ceiling, fully tiled walls, tiled flooring, PVCu double glazed window with obscured glass to the front of the property. Two piece suite comprising low level w.c. and sink/pedestal.

LOUNGE (14' 7" x 12' 10") or (4.45m x 3.92m)

Artexed and coved ceiling, emulsioned walls with dado rail, fitted carpet, radiator and PVCu double glazed bay window to the rear of the property. Feature fire surround with marble back and hearth housing gas fire. Opening into the dining room.

DINING ROOM (9' 5" x 11' 8") or (2.86m x 3.56m)

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator and French doors leading out to the conservatory. Double wooden doors leading into the kitchen.

KITCHEN (8' 9" x 12' 2") or (2.66m x 3.71m)

Emulsioned ceiling, part emulsioned/part tiled walls, tiled flooring and PVCu double glazed door leading to the side of the property. A range of wall and base units with complementary work surface housing Belfast sink. PVCu double glazed window to the front of the property. Space for freestanding fridge/freezer and cooker to remain.

CONSERVATORY (10' 6" x 10' 1") or (3.20m x 3.08m)

Polycarbonate roof, dwarf wall, tiled flooring, radiator, PVCu double glazed windows and French doors leading out to the side.

LANDING

Artexed ceiling with loft access, papered walls and fitted carpet. Built in airing cupboard housing the hot water tank.

BEDROOM 1 (8' 9" x 12' 2") or (2.66m x 3.71m)



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.



www.pjchomes.co.uk

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