




BRITISH
PROPERTY
AWARDS
2018-2019
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LETTING AGENT
IN BRIDGEND

Caer Efail, Pencoed, Bridgend . CF35 6RW

£159,950

 PAYTON
JEWELL
CAINES

Caer Efail, Pencoed, Bridgend . CF35 6RW

Two/three bedroom semi detached dormer bungalow comprising entrance hall, lounge, study, modern fitted kitchen, bathroom, bedroom leading into conservatory and first floor bedroom. Detached single garage with driveway parking. Low maintenance rear garden with good sized summerhouse. NO CHAIN.

£159,950

- 2/3 bedroom semi detached dormer bungalow
- Two good sized double bedrooms
- Lounge plus study/Fully integrated modern fitted kitchen
- No ongoing chain / EPC - D
- Enclosed low maintenance rear garden with generous summerhouse
- Detached single garage with driveway parking



DESCRIPTION

Introducing this well presented two double bedroom semi detached dormer bungalow located within easy walking distance of Pencoed School. The property briefly comprises two generous double bedrooms, conservatory, modern fitted kitchen, bathroom, enclosed rear garden, detached single garage and off road parking. Potential to create a 3rd bedroom to the front by removing stud partition to the study. Sold with no onward chain.

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 French doors into entrance hall with a coved ceiling, emulsioned walls, skirting and original maple stripped flooring. Door way through into the lounge.

LOUNGE (15' 1" x 10' 7") or (4.60m x 3.23m)

Overlooking the front via a PVCu double glazed window with a fitted Venetian blind and finished with an emulsioned and coved ceiling, central ceiling rose and light fitting to remain, emulsioned walls with high level feature picture rails, skirting and a continuation of the original maple stripped flooring. Under stairs storage. Open staircase leading to the first floor. Gas living flame coal effect feature fire housing the back boiler with marble effect hearth, back plate and wooden mantel.

REAR LOBBY

Wooden stable door leading through to a corridor with a frosted glazed PVCu door leading out to the side of the property and a fitted storage cupboard housing the meter boxes. Door way through to the study. By removing this stud partition and blocking up the door there is potential for a 3rd bedroom.

STUDY (5' 11" x 5' 7") or (1.80m x 1.70m)

Overlooking the side of the property via a PVCu double glazed window and a finished with emulsioned and coved ceiling, emulsioned walls, skirting and a fitted carpet.

BATHROOM

PVCu frosted double glazed window to the side with a fitted Venetian blind, full height ceramic tiles to the wall and a fitted carpet. Three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap and shower attachment and over bath wall mounted Triton electric shower.

BEDROOM 2 (14' 9" x 9' 6") or (4.50m x 2.90m)

Finished with a central light fitted, emulsioned and coved ceiling, emulsioned walls with half height feature dado, skirting, stripped pine floorboards, fitted storage cupboard housing hot water tank with additional shelving. Open square arch way through into the conservatory.



CONSERVATORY (9' 6" x 8' 2") or (2.90m x 2.50m)

Finished with a polycarbonate roof with central light fitting, two aspects of PVCu double glazing with a PVCu sill, dwarf wall, skirting and a tile effect floor. PVCu double glazed French doors leading out to the rear patio area. Fitted vertical blinds to remain.

KITCHEN (9' 10" x 10' 8") or (3.0m x 3.25m)

Overlooking the rear via a PVCu double glazed window and a PVCu double glazed door both with fitted vertical blinds. A range of low level and wall mounted units in 'Latte' with brushed chrome handles, complementary roll top work surface and ceramic tiles to the splash back. Inset sink with swan neck tap and drainer. Integrated electric hob with overhead extractor hood and stainless steel splash back. Integrated electric oven, microwave, slim line dishwasher, washing machine, fridge and freezer. Ceramic tiles to the floor.

FIRST FLOOR LANDING

Via stairs with a wooden balustrade and fitted carpet.

BEDROOM (19' 8" x 8' 2") or (6.00m x 2.50m)

Double glazed Velux sky lights, central spot lights to remain, emulsioned ceiling and walls, skirting, fitted carpet, storage available into the eaves and two radiators.

OUTSIDE

Enclosed front garden laid to decorative stone with off road parking to the front and to the side of the property.

Generous summerhouse currently separated into 2 rooms with individual access.

GARAGE

Detached single garage with a traditional up and over door and side courtesy door access from the rear patio.

DIRECTIONS

Travelling through Pencoed. At the traffic lights turn left over the bridge onto Penprsyg Road. Turn right onto Minffrwd Road followed by the first right onto Tan-Y-Bryn. Cae're Efail is the next turning on the right.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(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		77
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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