



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

Heol Croesty, Pencoed, Bridgend. CF35 5LT

£209,950

 PAYTON  
JEWELL  
CAINES

# Heol Croesty, Pencoed, Bridgend. CF35 5LT

EXTENDED three bedroom semi detached BUNGALOW comprising lounge, kitchen/diner, bathroom, three bedrooms, shower room, tandem DOUBLE GARAGE, off road parking and enclosed rear garden. MUST BE VIEWED.

£209,950 - Freehold

- Architecturally designed extended semi detached bungalow
- Three bedrooms - 2 upstairs and one downstairs
- Downstairs bathroom and upstairs shower room
- Ground floor extension to the rear
- Tandem style double garage, good off road parking
- Popular cul de sac location, EPC-C
- Must be viewed to be fully appreciated



## DESCRIPTION

Introducing this architecturally designed extended semi detached bungalow, located on a popular cul de sac close to the M4 at J35 and within easy walking distance of the Pencoed mainline train stations. The property offers some highly individual features and must be viewed to be fully appreciated.

## ENTRANCE

Part opaque glazed PVCu front door with side glazed panel into the lounge.

## LOUNGE (19' 4" x 14' 9") or (5.90m x 4.50m)

Overlooking the front of the property via PVCu double glazed window with fitted vertical blind the lounge is finished with a double height entrance gallery landing with emulsioned ceiling, walls and feature recessed spot lights and wood effect laminate flooring with under floor heating. Fitted storage cupboard and stairs to the first floor with an area under the stairs currently utilised as a study.

## REAR LOBBY

Finished with a coved ceiling, recessed spot light, emulsioned walls, skirting and a continuation of the wood effect floor with underfloor heating.

## BATHROOM

Frosted glazed PVCu window to the side and three piece suite in white comprising w.c. wash hand basin with storage below and above with mirrored bathroom cabinet and light, bath with mixer tap and over bath electric shower with side glazed shower screen. Ceramic tiles to the floor and full height to the wall, mirrored ceiling with recessed spot lights. Wall mounted heated chrome towel rail. Underfloor heating.

## BEDROOM 2 (9' 0" x 14' 9") or (2.75m x 4.50m)

Overlooking the rear of the property via PVCu double glazed window and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet. Floor to ceiling fitted wardrobes with sliding doors.

## KITCHEN (10' 10" x 10' 2") or (3.30m x 3.10m)

Finished with emulsioned ceiling with recessed spot lights, papered walls, skirting and ceramic tiles to the floor and comprising a range of low level and wall mounted kitchen units with a complementary granite work surface with inset sink and chrome mixer tap and moulded drainer. Integrated four gas ring hob with overhead extractor hood and granite splash back. Integrated double electric oven, fridge and freezer. Plumbing for automatic washing machine and dishwasher (appliances to be removed but doors to remain). Underfloor heating. Open square archway through to the dining area.

## DINING AREA (10' 2" x 9' 6") or (3.10m x 2.90m)

A fantastic addition to the rear of the property with glass bricks to the side giving plenty of natural light as well as curved glass bricks and two large double glazed timber sliding doors leading out to the rear of the property and side decking. Large circular skylight providing additional natural light and the room is finished with emulsioned ceiling, recessed LED lighting, papered walls, skirting and a continuation of the ceramic tiled floor with underfloor heating.



## LANDING

Via stairs with fitted carpet and modern chrome and timber balustrade. Feature apex double glazed window to the front.

## SHOWER ROOM

Double glazed velux window, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and quadrant style shower with plumbed shower and heated chrome towel rail.

## BEDROOM 1 (8' 10" x 14' 9") or (2.70m x 4.50m)

Overlooking the rear via PVCu double glazed window with fitted roman blind and finished with emulsioned ceiling with recessed spot light, emulsioned walls, skirting and fitted carpet. Walk in storage cupboard to the front and concertina door linking into bedroom three.

## BEDROOM 3 (11' 0" x 8' 6") or (3.35m x 2.60m)

Overlooking the rear via PVCu double glazed window with fitted roller blind and finished with emulsioned ceiling, recessed spot lights, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing wall mounted gas fired combination boiler.

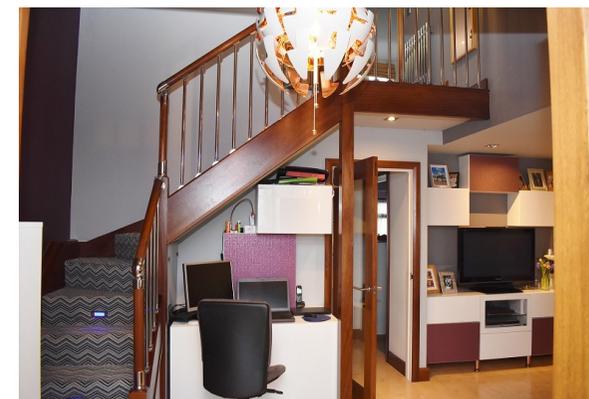
## OUTSIDE

Tandem garage with traditional up and over door, light and power. Glass brick feature wall giving natural light to the rear of the garage. Enclosed rear garden laid to decking with pathway to rear, raised beds, seating area and area of lawn to the centre. Driveway parking for two vehicles to the side of the property.

Enclosed front garden laid to lawn.

## DIRECTIONS

Upon entering Pencoed past the Mercedes garage continue under the bridge and take the second turning on the right onto Heol Croesty.



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>                                   |                         | 85                                                                                |
| (69-80) <b>C</b>                                   | 74                      |                                                                                   |
| (55-68) <b>D</b>                                   |                         |                                                                                   |
| (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>                                                      |                         | 82                                                                                 |
| (69-80) <b>C</b>                                                      | 72                      |                                                                                    |
| (55-68) <b>D</b>                                                      |                         |                                                                                    |
| (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.



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

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