



Penybont Road, Pencoed, Bridgend ,  
CF35 5RA

Offers Over  
£200,000



# Penybont Road, Pencoed, Bridgend . CF35 5RA

Three bedroom DETACHED house comprising entrance hallway, kitchen/diner, lounge, basement storage, three bedrooms, family bathroom, generous enclosed rear garden and front forecourt. Ideal location for Pencoed centre and main line train station. Sold with NO ONWARD CHAIN.

## Offers Over £200,000 - Freehold

- Three bedroom detached house
- Open plan kitchen/diner
- Basement with ample storage
- Generous enclosed rear garden
- Sold with no onward chain
- EPC - E



## DESCRIPTION

Introducing this well maintained three bedroom detached house benefiting from an open plan kitchen/diner, lounge, basement storage and a generous rear garden. The property is ideally located for access to the Pencoed main line train station, the M4 and junction 35 and local Primary and Secondary Schools. 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 door with high level windows and windows to the side with fitted Venetian blinds into the entrance hallway finished with wall hooks. Front internal porch has wooden ceiling, emulsioned walls, skirting and fitted carpet.

## LOUNGE (17' 9" max x 10' 6") or (5.40m max x 3.20m)

Measurements into the bay. Overlooking the front via a PVCu double glazed bay window with fitted roller blind and overlooking the rear via PVCu double glazed French doors. Skimmed ceiling and walls with feature paper in the chimney breast alcoves, skirting, fitted carpet, decorative chimney breast (possibility to open up), door way through into basement.

## BASEMENT

Comprises four rooms one of which has been freshly plastered, door way access to the rear garden. Wall mounted gas fired combination boiler. Light. Making an ideal storage.

## KITCHEN/DINER (10' 10" x 19' 8") or (3.30m x 6.0m)

Benefiting from dual aspect natural light via a PVCu double glazed window to the front with a fitted roller blind and PVCu double glazed window overlooking the rear garden and a PVCu double glazed door. The open plan kitchen/diner is finished with recessed LED spot lights, emulsioned walls, skirting and laminate floor. The kitchen is arranged with low level and wall mounted high gloss units with chrome handles and a complementary wooden roll top work surface with ceramic tiles to the splash back. Inset one and a half basin sink with chefs tap and drainer. Space for Range cooker. Plumbing for automatic washing machine and space for high level fridge/freezer. Central island with storage below.

## OUTSIDE

Enclosed rear garden laid to decking with steps leading down to an area of concrete with lawn and further steps down to a large area of lawn bounded by mature trees with gated access back to the front of the property.

## FIRST FLOOR LANDING

Via stairs with fitted carpet. PVCu double glazed window overlooking the front.



### **BEDROOM 1 (14' 5" x 10' 8") or (4.40m x 3.25m)**

Benefiting from dual aspect natural light and running from the entire depth of the house. The main bedroom has natural light via PVCu double glazed windows to the front and also PVCu double glazed window to the rear. Access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet.

### **BEDROOM 2 (11' 2" x 11' 2") or (3.40m x 3.40m)**

Overlooking the front via PVCu double glazed window and finished with skimmed ceiling and walls, skirting and fitted carpet.

### **BEDROOM 3 (8' 6" x 8' 2") or (2.60m x 2.50m)**

Overlooking the rear via PVCu double glazed window and finished with skimmed ceiling and walls, skirting and fitted carpet.

### **BATHROOM**


Skimmed ceiling, central light fitting, ceiling mounted extractor fan, full height ceramic tiles with a half height feature border tile and a tile effect laminate floor. PVCu frosted glazed window to the rear. Three piece suite in white comprising WC, wash hand basin and corner Jacuzzi style bath with over bath plumbed shower. Wall mounted heated chrome towel rail.

### **DIRECTIONS**

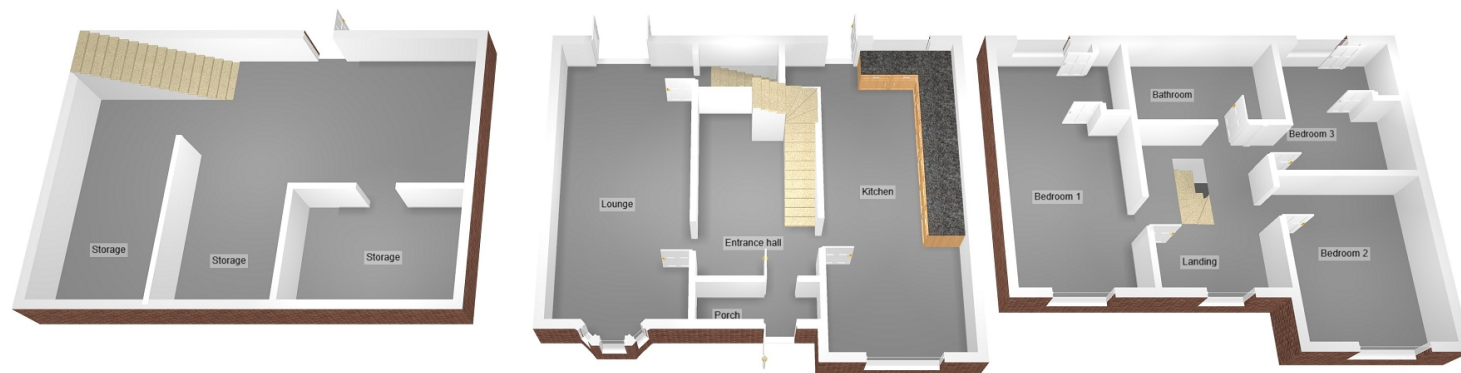
From the office of Payton Jewell Caines in Pencoed, travel up to the traffic lights. Go straight over and the property can be found almost immediately on the right hand side.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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.



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)