



Maes Y Wern, Pencoed, Bridgend ,
CF35 6TE

£224,950

PJC PAYTON
JEWELL
CAINES

Maes Y Wern, Pencoed, Bridgend . CF35 6TE

EXTENDED four bedroom semi detached house comprising porch, hallway, lounge, kitchen/diner, utility room, four bedrooms with ENSUITE to master bedroom, family bathroom, front and rear gardens, OFF ROAD PARKING. Viewing highly recommended.

£224,950 - Freehold

- Extended four bedroom semi detached house
- Large kitchen/diner
- Utility room
- Ensuite to master bedroom
- Garage/front and rear gardens
- Ideal first time buy/family home/EPC -



DESCRIPTION

Introducing this beautifully presented extended four bedroom semi detached house benefiting from utility room, ensuite to master bedroom, off road parking and garage. The property is situated within Pencoed and viewings come highly recommended.

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 door into porch finished with emulsioned ceiling and walls, ceramic tiled flooring and an opening into the hallway. The hallway is finished with emulsioned ceiling and walls, ceramic tiled flooring, feature radiator, staircase with fitted carpet leading to the first floor. Door leading into the main reception room.

LOUNGE (14' 1" x 12' 7") or (4.30m x 3.84m)

Emulsioned and coved ceiling, emulsioned walls, wood flooring, double doors leading into the kitchen/diner, PVCu double glazed window to the front of the property and radiator.

KITCHEN/DINER

Emulsioned ceiling and walls, tiled flooring, PVCu double glazed window and French doors leading out on to the rear garden. A range of base units with complementary work surface housing a stainless steel sink and drainer. Radiator, ample space for table and chairs and integrated fridge. Double oven with gas hob and over head extractor hood. Door leading into utility room.

UTILITY ROOM (10' 1" x 5' 7") or (3.07m x 1.69m)

Emulsioned and coved ceiling, emulsioned walls, PVCu double glazed window and door leading out to the rear garden, radiator and base units. Plumbing for automatic washing machine. Door leading into integral garage.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Artexed and coved ceiling, emulsioned walls, access into attic. Built in storage cupboard housing gas combination boiler. Five doors leading off.

MASTER BEDROOM (10' 0" x 15' 6") or (3.05m x 4.73m)

Emulsioned and coved ceiling, access into attic, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property, radiator and door leading into the ensuite.

EN SUITE (10' 0" x 5' 7") or (3.04m x 1.69m)

Emulsioned and coved ceiling, fully tiled walls, tiled flooring, PVCu double glazed window to the rear of the property and feature radiator. Low level WC, pedestal wash hand basin set within vanity unit and panelled bath with glass privacy screen and overhead shower.



BEDROOM 2 (9' 11" x 12' 11") or (3.01m x 3.93m)

Emulsioned ceiling and walls, PVCu double glazed window to the front of the property, radiator and fitted carpet.

BEDROOM 4 (7' 6" x 9' 5") or (2.29m x 2.88m)

Currently being used as an office. Emulsioned ceiling, papered walls, fitted carpet, PVCu double glazed window to the front of the property and radiator.

BEDROOM 3 (9' 11" max x 10' 10" max) or (3.01m max x 3.31m max)

Emulsioned ceiling and walls, laminate flooring, PVCu double glazed window to the rear of the property and radiator.

FAMILY BATHROOM (9' 7" x 5' 7") or (2.93m x 1.71m)

Wooden ceiling, fully tiled walls, non slip flooring, PVCu frosted double glazed window to the rear of the property and radiator. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead shower.

OUTSIDE

The low maintenance rear garden is enclosed and mainly laid to patio with steps leading up to a further raised patio and decking area ideal for garden furniture. Bordered with mature shrubs, plants and decorative chippings.

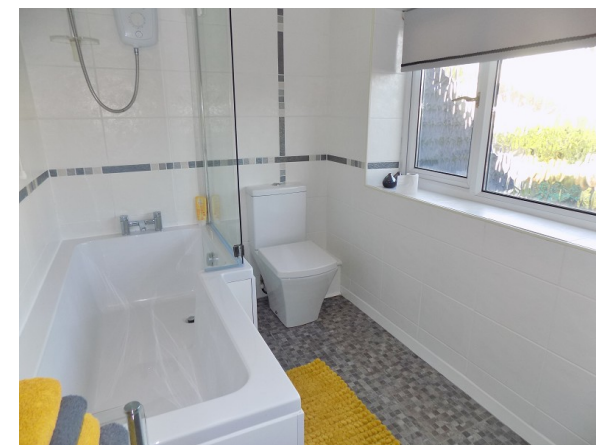
To the front of the property there is off road parking laid to paviour bricks for one vehicle and decorative chippings.

GARAGE

Roller shutter door. Power and lighting installed.


DIRECTIONS

From the office of Payton Jewell Caines in Pencoed head towards the monument, turn right at the monument and continue over the train crossing, continue on Hendre Road taking the turning for Llwyn Gwern on the left hand side and then turn left again onto Maes Y Wern where the property can be found.



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

EPC

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



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