



89

Woodland Avenue, Pencoed, Bridgend .
CF35 6UW

£210,000



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We are pleased to offer this three bedroom DETACHED house, situated with the VILLAGE LOCATION of Pencoed. The property comprises porch, hallway, lounge, dining room, SNUG, downstairs WC, kitchen to the ground floor. Three bedroom & family bathroom to the first floor. GARAGE & DRIVEWAY. NO CHAIN!

£210,000 - Freehold

- Three bedroom detached house
- Lounge, dining room plus snug
- Downstairs cloakroom/WC, EPC - E
- Low maintenance gardens to front & rear
- Single attached garage & driveway
- Available with NO ONGOING CHAIN



DESCRIPTION

Introducing this three bedroom detached house, situated in the village of Pencoed. The property benefits from a lounge open plan into dining room, separate snug, downstairs cloakroom, attached single garage and driveway. AVAILABLE WITH NO ONGOING 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

Access via PVCu double glazed front door into entrance porch.

ENTRANCE PORCH

PVCu double glazed panelling. Frosted double glazed window to front and side. Cupboards ideal for coats and shoes. Vinyl flooring. Wooden door into entrance hallway.

ENTRANCE HALLWAY

Artexed and coved ceiling, emulsioned walls and fitted carpet. Staircase leading to first floor with open plan under stairs area and radiator.

LOUNGE (11' 6" x 14' 6") or (3.50m x 4.42m)

Artexed and coved ceiling, emulsioned walls and fitted carpet. Focal point to the room is the wooden fire surround with marble hearth and back plate and gas inset living flame fire. Radiator. Large PVCu double glazed picture window to front with vertical blinds. Open plan into dining room.

DINING ROOM (10' 7" x 7' 2") or (3.22m x 2.19m)

Artexed and coved ceiling, emulsioned walls and fitted carpet. PVCu double glazed window to rear with vertical blinds. Radiator.

KITCHEN (9' 6" x 8' 8") or (2.90m x 2.63m)

Tongue and groove ceiling with inset ceiling light. Emulsioned walls with tiling to splash back areas. A range of base and wall units with complementary work surface. Stainless steel single drainer sink unit with mixer tap. Split level four ring gas hob with extractor hood. Split level gas oven and separate grill. PVCu double glazed window to rear. Radiator. Vinyl flooring. Door giving access into snug.

SNUG (8' 4" x 6' 4") or (2.53m x 1.92m)

Artexed and coved ceiling, tongue and groove to walls and vinyl flooring. Radiator. Door giving access into garage via PVCu door and door giving access into outer passage.

OUTER PASSAGE

Artexed and coved ceiling. Vinyl flooring. Door giving access into WC and door to rear garden.



W.C.

Two piece suite comprising low level WC and wall mounted hand basin. Vinyl flooring. PVCu frosted double glazed window to rear.

FIRST FLOOR LANDING

Artexed and coved ceiling, emulsioned walls and fitted carpet. PVCu tilt and turn window to side. Large storage cupboard with radiator and shelf.

FAMILY BATHROOM

Artexed and coved ceiling, fully tiled walls and vinyl flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with telephone style mixer shower tap and overhead electric shower, shower rail and curtain. Radiator. PVCu frosted double glazed window to rear.

BEDROOM 1 (11' 5" x 9' 11") or (3.48m x 3.03m)

Skimmed and coved ceiling, emulsioned walls and laminate flooring. Radiator. PVCu double glazed window to front elevation with vertical blinds.

BEDROOM 2 (8' 10" max x 10' 9" max) or (2.69m max x 3.28m max)

(L-Shaped)

Skimmed and coved ceiling, emulsioned walls and laminate flooring. Radiator. PVCu double glazed window to rear elevation with vertical blinds.

BEDROOM 3 (11' 5" x 7' 0") or (3.48m x 2.13m)

Skimmed and coved ceiling, emulsioned walls and laminate flooring. Loft access. Radiator. PVCu double glazed window to front elevation.

OUTSIDE

The rear garden is enclosed and bounded by wood panel fencing and is low maintenance with slate gravel and paved patio area ideal for garden furniture. Wooden garden shed and green house to remain. Side access via wrought iron gate.

The frontage is partially enclosed by natural hedgerow and a variety of shrubs. Block paviour driveway for ample parking of two vehicles. Single attached garage with power and light installed.


NOTE

We have been advised the property is freehold , however the title deeds have not been inspected.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(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.



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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk