



Bragdu, Pencoed, Bridgend County. CF35
6JN

£270,000

PJC PAYTON
JEWELL
CAINES

Bragdu, Pencoed, Bridgend County. CF35 6JN

Five bedroom semi detached house comprising entrance hall, two reception rooms, kitchen/diner, shower room, UTILITY, five bedrooms, one ENSUITE, family bathroom, enclosed rear garden and GOOD OFF ROAD PARKING. NO ON-GOING CHAIN.

£270,000 - Freehold

- Extended semi detached house
- Five bedrooms(four doubles and one single)
- Ensuite shower room to bedroom one
- Contemporary open plan ground floor accommodation
- Modern fitted kitchen/diner/utility room/downstairs shower room
- Enclosed southerly facing garden/EPC - C
- No on-going chain



DESCRIPTION

****NO ON-GOING CHAIN **** Introducing this five bedroom semi detached house located at the end of a small cul-de-sac and offering spacious family accommodation. The ground floor offers two reception rooms, kitchen/diner, downstairs shower room, utility room. To the first floor there are four double bedrooms with an ensuite to the master bedroom, one single bedroom and a family bathroom. The property has good off road parking suitable for parking four cars.

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 part frosted glazed PVCu front door with a side PVCu frosted glazed panel into the entrance hall with artex wall, skirting and fitted carpet. Stairs to the first floor and a door way through to reception 2.

RECEPTION 2 (10' 10" x 12' 10") or (3.30m x 3.90m)

Overlooking the front via a PVCu double glazed bow window with fitted vertical blind and finished with a skimmed and coved ceiling, central light fitting to remain, emulsioned walls, skirting and a wood effect laminate flooring. Double internal French doors lead through into the kitchen/diner and a large arch way leading through into reception 1/lounge.

LOUNGE (10' 2" x 19' 0") or (3.10m x 5.80m)

Overlooking the front via PVCu double glazed bow window with a fitted vertical blind and finished with emulsioned ceiling, two central matching light fittings, emulsioned walls, skirting and a continuation of the wood effect laminate flooring. Two areas of breakfast bars and an arch way leading through to kitchen/diner.

KITCHEN/DINER (16' 1" x 10' 6") or (4.90m x 3.20m)

Overlooking the rear of the property via PVCu double glazed window with a fitted Roman blind and finished with emulsioned ceiling, two central matching sets of spot lights, emulsioned walls, skirting and a tile effect vinyl floor covering. The kitchen is arranged with low level and wall mounted units in cream with chrome handles and a complementary roll top work surface with inset one and a half basin sink with mixer chefs tap and drainer. Integrated electric oven with ceramic hob and overhead extractor hood. Integrated dishwasher. Space for an American style fridge/freezer. Ample room for table and chairs.

DOWNSTAIRS SHOWER ROOM

Skimmed ceiling with recessed LED spot lights, chrome wall mounted heated towel rail, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising WC, quadrant style separate shower cubicle with a wall mounted electric shower, fully glazed doors and a wash hand basin with chrome mixer tap.

UTILITY

PVCu double glazed window overlooking the rear, wall mounted Baxi gas fired combination boiler, plumbing for automatic washing machine and plenty of storage.


FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade to the first floor landing. Access to left storage



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		83
(69-80) C	71	
(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.



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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