



Cae Glas, Pencoed, Bridgend County. CF35
5PH

Offers In Region Of
£120,000



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Two bedroom GROUND floor apartment comprising lounge, kitchen, two bedrooms, shower room, REAR GARDEN and outbuilding. Viewing highly recommended.

Offers In Region Of £120,000 - Leasehold

- Two bedroom ground floor apartment
- Lounge
- Shower room
- Two bedrooms
- Fitted kitchen/EPC - C
- Outbuilding/ Rear garden



DESCRIPTION

Introducing this two bedroom ground floor apartment comprising lounge, kitchen, two bedrooms, rear garden and outbuilding. Viewing 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 decorative double glazed front door into entrance hall finished with skimmed ceiling, emulsioned walls, laminate flooring, radiator, under stairs storage area and all doors leading off.

LOUNGE (15' 0" x 10' 4") or (4.57m x 3.15m)

Skimmed ceiling, emulsioned walls with artexed wall to chimney breast, fitted carpet, radiator, PVCu double glazed window to front with vertical blind, focal point of the room is the wooden fire surround with marble hearth and living flame gas fire.

KITCHEN (12' 2" x 9' 2") or (3.72m x 2.80m)

Skimmed ceiling, emulsioned walls, laminate flooring. A range of wall and base units with black work surfaces and matching splash back. Single drainer sink unit, electric cooker point, plumbing for automatic washing machine. Storage cupboard, radiator, PVCu double glazed window to rear and PVCu part panel/part frosted double glazed into outbuilding and part panel/part frosted glazed door to rear garden.

SHOWER ROOM (6' 10" x 6' 0") or (2.08m x 1.84m)

Skimmed ceiling, emulsioned walls, radiator, PVCu frosted glazed window to rear of property, vinyl floor covering and respatex panelling to the shower area. Three piece suite comprising low level WC, hand basin set within vanity unit and double shower tray with rail, curtain and overhead electric shower.

BEDROOM 1 (10' 9" x 9' 3") or (3.27m x 2.82m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

BEDROOM 2 (10' 3" x 7' 6") or (3.12m x 2.28m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator, built in single wardrobe with hanging rail, PVCu double glazed window to front of property with vertical blind.

OUTSIDE

The rear garden is enclosed and bounded mainly by wood panel fencing, laid to lawn and footpath leading to side access which is shared with the upper floor apartment.

The frontage is mainly laid to lawn with footpath leading to front door.



DIRECTIONS


On entering Pencoed from the A48 turn left at the roundabout continue on Coychurch Road, turn right onto Heol Y Groes, take the 2nd right onto Heol-yr-Onnen and then the third turning on the right into Cae Glas.

NOTE

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



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (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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