



Minffrwd Close, Pencoed, Bridgend County.
CF35 6SE

Offers In Excess Of
£339,000



Minffrwd Close, Pencoed, Bridgend County. CF35 6SE

We are pleased to introduce for sale with NO ONGOING CHAIN this individually designed DETACHED dormer bungalow offering spacious accommodation throughout providing an ideal family home. THREE GARAGES. BEAUTIFUL VIEWS! Must be viewed to appreciate the property's full potential.

Offers In Excess Of £339,000 - Freehold

- Four bedroom detached dormer bungalow
- Uniquely designed property
- Three garages with ample off road parking
- Beautiful views over to Pencoed and Heol Y Cyw
- Two reception rooms / utility room
- NO ONGOING CHAIN/ EPC - F, council tax band - F
- Off road caravan/boat storage area



DESCRIPTION

We are pleased to introduce for sale with no ongoing chain this four bedroom detached dormer bungalow which would make an ideal family home. Requiring some modernisation, this property sits on a generous plot offering stunning views over Pencoed and Heol Y Cyw. The property comprises to the ground floor, entrance hall, two reception rooms, family bathroom, kitchen, utility/shower room, WC and bedroom 4. To the first floor there are three good sized bedrooms and a WC. Externally there are gardens to the front and rear as well as three garages and ample off road parking.

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, library, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

ENTRANCE PORCH

Aluminium framed double glazed door leads through to entrance porch with exposed stone walls with one wall in wooden tongue and groove cladding and tiled flooring.

ENTRANCE

Via timber door into entrance hall finished with papered and coved ceiling, ceiling light and partially skimmed walls with tongue and groove cladding to one wall. Fitted storage cupboard, two radiators and timber framed frosted glazed window overlooking the front of the property and open plan staircase leading to first floor.

DINING ROOM (11' 11" x 11' 11") or (3.63m x 3.63m)

Papered and coved ceiling, ceiling light, tongue and groove wood cladding to the walls, two radiators, fitted carpet and aluminium framed double glazed window overlooking the front of the property.

RECEPTION (21' 7" max x 15' 8" max) or (6.58m max x 4.77m max)

L shaped room narrowing to 3.35m. Tongue and groove wood cladding to the ceiling and walls, three radiators and fitted carpet. Two sets of aluminium double glazed windows to the side of the property and PVCu double glazed French doors with co-ordinating side panel offering beautiful views over the rear terrace.

FAMILY BATHROOM (8' 5" x 6' 3") or (2.56m x 1.91m)

Tongue and groove wood cladding to the ceiling with coving, partially emulsioned walls with ceramic tiling to splash back areas, radiator, aluminium framed frosted double glazed window overlooking the rear of the property and fitted carpet. Three piece suite comprising low level WC, panelled bath and wash hand basin with vanity below.

KITCHEN (12' 7" x 11' 11") or (3.83m x 3.62m)

Tongue and groove wood cladding to the ceiling and walls, coving, radiator, tiled flooring, large double glazed aluminium framed picture window overlooking the rear of the property boasting beautiful views. A range of wall and base units with co-ordinating work surface, double stainless steel inset sink with drainer with food waste disposal and mixer tap, integrated oven and electric hob with overhead extractor hood. Space for fridge/freezer, fitted breakfast area and door leading to the rear hallway.



REAR HALLWAY

Three doors leading off to the utility/shower room, downstairs WC and bedroom 4. Skimmed and coved ceiling, ceiling light, skimmed walls and aluminium frosted glazed door leading to the driveway.

UTILITY/SHOWER ROOM (8' 7" x 8' 4") or (2.61m x 2.53m)

Polystyrene tiled ceiling, coving, ceiling light, part emulsioned/part ceramic tiled walls, radiator, double glazed aluminium framed window overlooking the rear of the property and tiled flooring. Newly installed wall mounted gas fired Baxi combination boiler. Base units with work surface and inset stainless steel sink with taps. Space and plumbing for automatic washing machine and space for tumble dryer. Walk in shower cubicle.

DOWNSTAIRS W.C. (4' 8" x 2' 10") or (1.42m x 0.86m)

Emulsioned and coved ceiling, ceiling light, part emulsioned/part ceramic tiled walls, frosted double glazed aluminium window overlooking the side of the property, low level WC and tiled flooring.

BEDROOM 4 (9' 7" x 8' 7") or (2.93m x 2.61m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, double glazed aluminium framed window overlooking the side of the property and fitted carpet.

FIRST FLOOR LANDING

Via staircase from the main entrance hall with fitted carpet runner and balustrade. Skimmed ceiling, two sets of ceiling lights, emulsioned walls, two sets of aluminium framed double glazed windows with beautiful views of the surrounding countryside. Two fitted storage cupboards.

W.C.

Tongue and groove wood cladding to the ceiling and walls, fitted carpet and double glazed aluminium framed window to the rear of the property. Two piece suite comprising low level WC and pedestal wash hand basin.

BEDROOM 1 (15' 9" max x 15' 3" min) or (4.81m max x 4.64m min)

Narrowing to 3.80m. Skimmed ceiling, ceiling light, emulsioned walls, two radiators, dual aspect double glazed aluminium framed windows one to the side of the property and one to the rear offering beautiful views over the countryside. Walk in wardrobe with lighting, boarded storage into the eaves and fitted carpet.

BEDROOM 2 (15' 11" x 11' 11") or (4.84m x 3.62m)

Skimmed ceiling, ceiling light, emulsioned walls, radiator, aluminium framed double glazed window overlooking the front of the property and fitted carpet.

BEDROOM 3 (15' 11" x 10' 1") or (4.84m x 3.08m)

Narrowing to 2.63m. Tongue and groove wood cladding to the ceiling and walls, wooden coving and two aluminium framed double glazed windows overlooking the front and side of the property. Radiator, wash hand basin with vanity below and fitted carpet.



OUTSIDE

To the rear of the property there is a terrace with beautiful views over the surrounding countryside and an area laid to lawn with mature shrubs and hedging. Outside water tap.

To the left side of the property there is a large driveway/yard area providing ample off road parking which leads to the double garage with power and lighting, to the right side there is off road space to park a caravan or similar vehicle.

To the front of the property there is an area laid to lawn with pathway leading to the front and side with a secondary driveway and integral garage.

INTEGRAL GARAGE

Power, lighting and radiator.

NOTE

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


DIRECTIONS

From Bridgend take the B4181, continue on the B4181, then take the A473 to Penprysg Road in Pencoed. Continue on Penprysg Road and take Pentwyn Road to Minffrwd Close.



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		75
(55-68) D		
(39-54) E		
(21-38) F	36	
(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