



Heol Maes Yr Haf, Pencoed, Bridgend
County. CF35 5PJ

£260,000

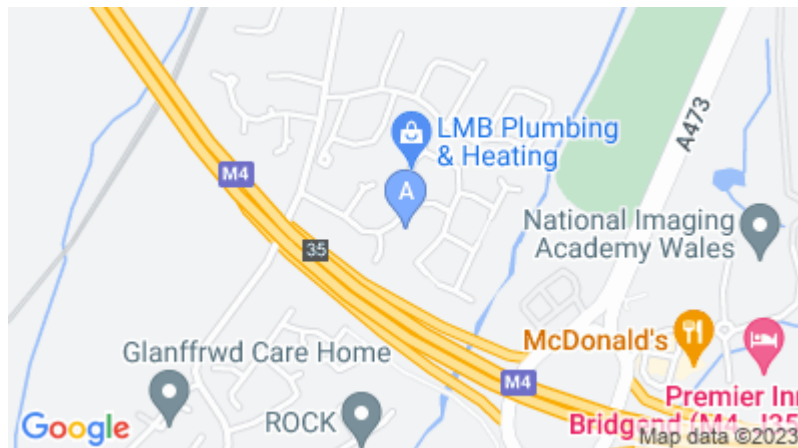


Heol Maes Yr Haf, Pencoed, Bridgend County. CF35 5PJ

Introducing this three bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, CONSERVATORY, three bedrooms and family bathroom. Externally is an enclosed rear garden, driveway parking and GARAGE. Viewing is highly recommended.

£260,000 - Freehold

- Three bedroom detached house
- Generous size conservatory to the rear
- Open plan kitchen/diner
- Downstairs w.c. and first floor bathroom
- Driveway parking with garage
- Enclosed rear garden
- EPC - C / Council tax band - D



DESCRIPTION

We are pleased to introduce for sale with no ongoing chain this well presented three bedroom detached house which benefits from a good sized conservatory to the rear, downstairs w.c. driveway parking and garage. Early viewing is highly recommended to fully appreciate all this family home has to offer.

Pencoted 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 the entrance hall.

ENTRANCE HALL

Stippled and coved ceiling with ceiling light, part skimmed / part papered walls with dado rail, radiator and wood effect tiled flooring. Doorway into the downstairs w.c.

DOWNSTAIRS W.C. (5' 1" x 2' 7") or (1.55m x 0.78m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu frosted double glazed window overlooking the front of the property, wall mounted electric box and burglar alarm. Two piece suite comprising low level w.c. and wall mounted wash hand basin with tiling to the splash back. A continuation of the wood effect tiled flooring.

LOUNGE (14' 11" x 14' 10") or (4.54m x 4.52m)

Stippled and coved ceiling with ceiling light, smoke detector, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property with fitted vertical blinds. The focal point of the room is the fireplace housing a gas fire with wooden mantle, marble hearth and surround. Laminate flooring in wood effect and open staircase leading to the first floor. Doorway through to the kitchen/diner.

KITCHEN/DINER (14' 10" x 10' 2") or (4.52m x 3.09m)

Stippled ceiling with ceiling light and strip light, skimmed and emulsioned walls with one feature papered wall and tiling to the splash back. PVCu double glazed window looking into the conservatory and PVCu double glazed French doors leading into the conservatory. The kitchen comprises a range of wall and base units with coordinating work surfaces, integrated appliances include a gas hob, double oven, one and half inset stainless steel sink with drainer and mixer tap. Space and plumbing for automatic washing machine and slim line dishwasher. Space for fridge/freezer, wall mounted gas fired Worcester boiler and laminate flooring. Radiator and under stairs storage cupboard.

CONSERVATORY (14' 9" x 10' 4") or (4.50m x 3.15m)

Two fan lights, PVCu double glazed windows surround set on dwarf walls which are skimmed and emulsioned, PVCu double glazed French doors leading onto the rear patio, two radiators and laminate flooring.



LANDING

Via stairs with fitted carpet, wooden handrail and spindle balustrade. Stippled ceiling with ceiling light and loft access. Part emulsioned walls with feature papered wall, PVCu double glazed window with fitted vertical blinds overlooking the side of the property. Fitted storage cupboard and fitted carpet.

BEDROOM 1 (14' 0" x 8' 2") or (4.27m x 2.50m)

Stippled ceiling with ceiling light, papered walls, radiator and PVCu double glazed window with fitted vertical blinds overlooking the front of the property. Fitted wardrobes and fitted carpet.

BEDROOM 2 (11' 3" x 8' 2") or (3.44m x 2.48m)

Stippled ceiling with inset spot lights, part emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

BEDROOM 3 (8' 4" x 6' 6") or (2.54m x 1.97m)

Stippled ceiling with centre spot lights, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property with fitted vertical blinds. Fitted over stairs storage cupboard and fitted carpet.

BATHROOM (6' 6" x 5' 7") or (1.97m x 1.71m)

Stippled ceiling with ceiling light, part emulsioned / part tiled walls, radiator, PVCu frosted double glazed window overlooking the rear of the property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead shower and glass shower screen. Thermoplastic tiled flooring.

OUTSIDE

Enclosed rear garden with gated access leading to the front of the property. The garden is partially laid to patio with an area laid to lawn. Access to an outside water tap and courtesy door leading into the garage.


To the front is an area laid to lawn bound by hedging and driveway leading to the garage via up and over door with power and lighting.

DIRECTIONS

Travelling into Pencoed past the Mercedes garage go under the motorway bridge and take the first right turning onto Heol Maes Yr Haf, the property can be found on the left hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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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