



Glyn-y-mel, Pencoed, Bridgend County.
CF35 6YA

£200,000



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Three bedroom mid terraced house comprising entrance hall, open plan lounge/diner, kitchen, three bedrooms, family bathroom and enclosed rear garden. Beautiful views to the front and to the rear. MUST BE VIEWED.

£200,000 - Freehold

- Traditional three bedroom mid terraced house
- Beautiful views over common land to the front and rear
- Modern fitted kitchen and bathroom
- Open plan lounge/diner
- Enclosed rear garden, EPC -D / Council tax - D
- Gas fired combination boiler



DESCRIPTION

Introducing this well presented three bedroom mid terraced property benefiting from beautiful views over common land to the front and to the rear. Viewing is highly recommended.

Pencoeed 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 into the entrance hall finished with emulsioned and coved ceiling, emulsioned walls, radiator, skirting and a wood effect laminate floor.

OPEN PLAN LOUNGE/DINER (17' 1" x 21' 4") or (5.20m x 6.50m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front and to the rear.

To the lounge:

Emulsioned and coved ceiling, central light pendant, emulsioned walls, continuation of the laminate flooring.

To the dining area:

Matching central light pendant, emulsioned and coved ceiling, emulsioned walls, skirting and laminate floor. Under stairs storage cupboard. Door way through into the kitchen.

KITCHEN (13' 1" x 8' 10") or (4.0m x 2.70m)

Dual aspect natural light via PVCu double glazed window to the front and to the side and finished with emulsioned ceiling, central ceiling spot light, emulsioned walls, skirting and ceramic tiled floor. A range of low level and wall mounted kitchen units in high gloss cream with brushed chrome handles and a complementary roll top work surface with matching up stand. Wall mounted gas combination boiler behind a unit. Inset one and a half basin sink with mixer tap and drainer. Integrated dishwasher, electric oven with ceramic hob and overhead extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Modern vertical radiator.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. On the half landing there are further steps leading up to two bedrooms.

BEDROOM 1 (10' 10" x 15' 5") or (3.30m x 4.70m)

Overlooking the front via two PVCu double glazed windows and finished with central light pendant, ceiling rose, emulsioned and coved ceiling, emulsioned walls, two feature alcoves, skirting and fitted carpet.

BEDROOM 2 (10' 10" x 10' 10") or (3.30m x 3.30m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe with sliding glazed doors.



FAMILY BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling, central light fitting, extractor fan, wall mounted heated chrome towel rail, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising WC, wash hand basin with chrome waterfall tap and bath with chrome waterfall tap and over bath plumbed shower with side glazed shower screen.

BEDROOM 3/STUDY (8' 10" x 5' 7") or (2.70m x 1.70m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to decking and lawn with steps leading up to an elevated area of chipped stone with a gated access through to the common to the rear. Outside tap.


Enclosed front garden laid to chipped stone and mature shrubs. Gated access to a paved pathway leading to the front door.

NOTE

We have been informed that the property is freehold however the 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		79
(55-68) D	58	
(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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