

Payton  
Jewell  
Caines



Cae Talcen, Pencoed, Bridgend County.  
CF35 6RP

£209,950

**PJC** PAYTON  
JEWELL  
CAINES

## Cae Talcen, Pencoed, Bridgend County. CF35 6RP

Three bedroom semi detached dormer bungalow comprising entrance hall, THREE RECEPTION ROOMS, kitchen and bathroom to the ground floor and three bedrooms to the first floor, enclosed rear garden and driveway for off road parking to the front. Situated within walking distance of Pencoed School.

£209,950 - Freehold

- Three bedroom semi detached dormer bungalow
- Three reception rooms, Fitted kitchen
- Enclosed rear garden
- Off road parking to the front
- No ongoing chain
- EPC - D / Council tax band - D



## DESCRIPTION

We are pleased to offer for sale with no ongoing chain this generously sized dormer bungalow offering flexible accommodation throughout. The property is situated within walking distance of Pencoed School and benefits from three reception rooms, fitted kitchen, good sized bedrooms to the first floor and off road parking to the front.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, 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

Emulsioned ceiling with ceiling light, emulsioned walls, radiator, laminate flooring and door leading into the lounge.

## RECEPTION 1/LOUNGE (15' 0" max x 10' 4" max) or (4.56m max x 3.16m max)

Artexed and coved ceiling with ceiling light, emulsioned walls, two radiators, large picture PVCu double glazed window overlooking the front of the property and fitted carpet. The focal point of the room is the chimney breast with alcoves either side with wall lights and space for an electric fireplace. Double timber doors with glass panels leading through to reception 2.

## RECEPTION 2 (14' 6" x 9' 3") or (4.43m x 2.81m)

Artexed and coved ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed sliding door leading out to the rear patio, built in storage cupboard, open staircase leading to the first floor landing and fitted carpet.

## INNER HALLWAY

Artexed ceiling with inset spot lights, emulsioned walls, fitted carpet and doors leading off.

## RECEPTION 3 (9' 8" x 8' 11") or (2.95m x 2.71m)

Artexed ceiling with centre spot lights, papered walls, PVCu double glazed window overlooking the side of the property, fitted carpet, radiator and built in storage cupboard with desk space.

## FAMILY BATHROOM (6' 8" x 5' 7") or (2.04m x 1.69m)

Tongue and groove wood panelled ceiling with centre ceiling light, floor to ceiling tiled walls, wall mounted heated towel rail, PVCu obscured double glazed window overlooking the side of the property and non slip tiled flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead shower and bi-fold shower screen.



## KITCHEN (10' 5" x 9' 11") or (3.18m x 3.03m)

Artexed ceiling with ceiling light, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed tilt n turn window overlooking the rear garden. The kitchen comprises a range of wall and base units in shaker style with coordinating work surface. Integrated appliances include one and a half stainless steel sink with drainer and mixer tap, double oven, gas hob with overhead extractor hood. Space for low level fridge and freezer, space and plumbing for automatic washing machine and dishwasher. Wall mounted Baxi gas boiler and vinyl flooring in wood effect.

## LANDING

Via stairs with fitted carpet and balustrade. Emulsioned ceiling with ceiling light, emulsioned walls and fitted carpet.

## BEDROOM 1 (16' 8" max x 10' 2" max) or (5.09m max x 3.11m max)

Stippled ceiling with ceiling light, emulsioned walls, radiator, two sets of PVCu double glazed windows overlooking the front of the property and laminate flooring in wood effect. Built in storage cupboard and fitted wardrobes with mirrored sliding doors.

## BEDROOM 2 (10' 0" x 8' 4") or (3.05m x 2.53m)

Papered ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

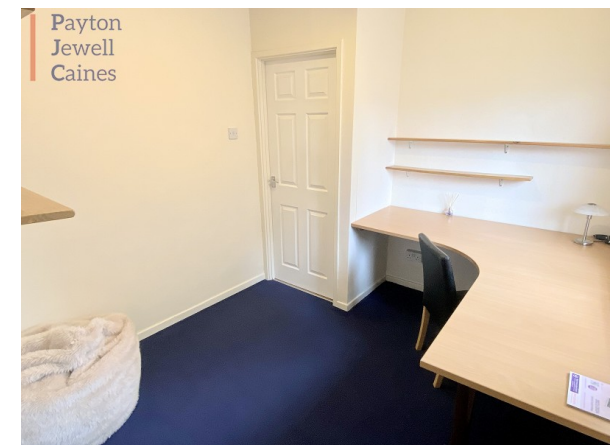
## BEDROOM 3 (11' 2" x 6' 2") or (3.41m x 1.88m)

Papered ceiling with ceiling light, emulsioned walls with dado rail, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.


## OUTSIDE

Enclosed rear garden bound by hedgerow and fencing, area laid to lawn with further areas laid to stone chipping's and patio ideal for garden furniture. Side access leading to the driveway for off road parking and external storage. Access to outside water tap.

To the front the property is laid to lawn with mature shrubs, planting and hedgerow with driveway for off road parking and steps leading to the front door.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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