



Hendre Road, Pencoed, Bridgend County.
CF35 6TN

£175,000

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Traditional end of terrace house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, downstairs w.c. three bedrooms, family bathroom, good size enclosed rear garden and OFF ROAD PARKING to the front. Sold with no onward chain!

£175,000 - Freehold

- Traditional three bedroom end of terrace house
- Two reception rooms / downstairs wc
- Requires some modernisation
- Good size enclosed rear garden
- Off road parking to the front, EPC -D / Council tax - C
- Ideal location for Pencoed mainline train station
- Sold with no onward chain



DESCRIPTION

Introducing this traditional three bedroom end of terrace house situated within easy walking distance of Pencoed mainline train station and High Street and offers two reception rooms a generous South facing rear garden, off road parking and a gas fired combination boiler. The property is in need of some modernisation and is sold with no onward chain.

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 part frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Skimmed and coved ceiling, emulsioned walls with half height tongue and groove wood panelling, skirting and wood effect laminate flooring.

RECEPTION ROOM 1 (12' 4" x 9' 10") or (3.75m x 3.0m)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceilings with central light fitting, emulsioned walls, skirting and a continuation of the wood effect laminate flooring.

RECEPTION ROOM 2 (15' 9" x 11' 0") or (4.80m x 3.35m)

Single glazed window with lead effect and timber surround looking into the kitchen, emulsioned ceiling and walls, central light pendant, skirting and wood effect laminate flooring. Stairs leading to the first floor with under stairs storage. Doorway leading through to the rear hallway with a part glazed PVCu door leading out to the rear garden.

KITCHEN (8' 10" x 6' 7") or (2.70m x 2.00m)

Galley style kitchen with a mansard roof with a double glazed velux sky light, spot lights, emulsioned ceiling and walls, skirting, ceramic tiled flooring and PVCu double glazed window overlooking the rear with a fitted roller blind. A range of low level and wall mounted kitchen units in cream with complementary roll top work surface, inset sink with mixer tap and drainer, integrated electric oven with four gas ring hob. Space for washing machine and under counter fridge.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the rear with a fitted venetian blind, mansard emulsioned ceiling, emulsioned walls and ceramic tiled flooring. Two piece suite in white comprising w.c. and wash hand basin with ceramic tiles to the splash back.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, coved ceiling, emulsioned walls with half height feature wood paneling.



FAMILY BATHROOM

PVCu frosted glazed window to the rear, skimmed and coved ceiling, full height ceramic tiles to the walls and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap with over bath electric shower and side glazed shower screen. Wall mounted heated chrome towel rail and fitted storage cupboard housing a wall mounted gas fired combination boiler.

BEDROOM 1 (9' 10" x 9' 10") or (3.00m x 3.00m)

Overlooking the front via PVCu double glazed window and finished with a skimmed and coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 2 (9' 10" x 5' 11") or (3.00m x 1.80m)

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

BEDROOM 3 (7' 9" x 6' 7") or (2.35m x 2.00m)

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

OUTSIDE

Enclosed rear garden laid to patio with steps down to a generous area of chipped stone and lawn, feature centre patio and a rear timber storage shed. Side access to the front of the property.


Enclosed front garden with parking and gated access.

NOTE

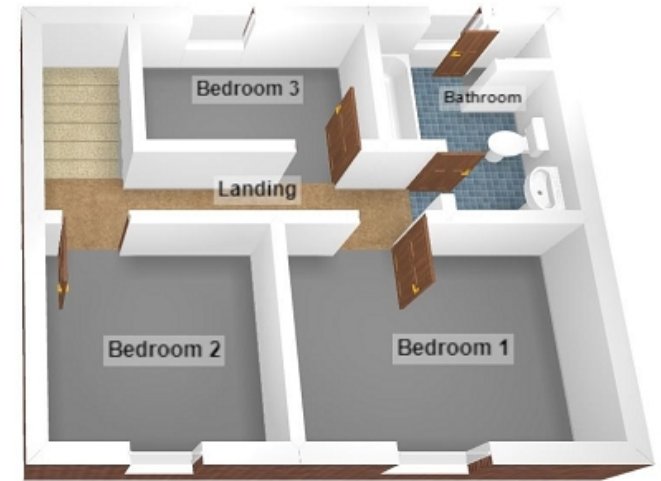
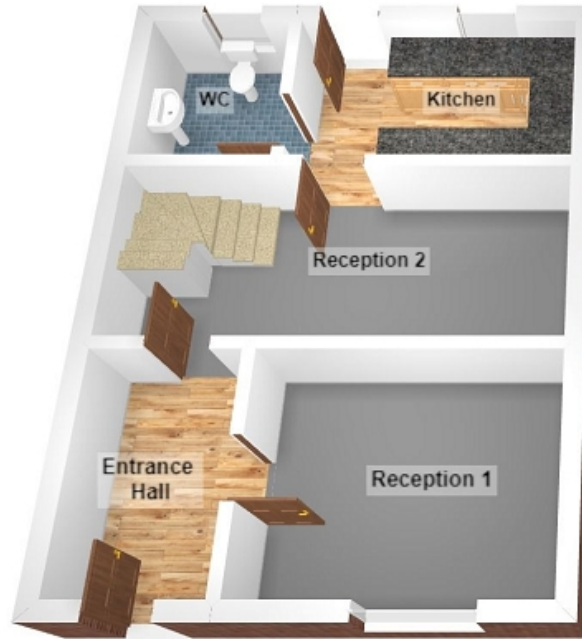
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(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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