



Maes Y Wern , Pencoed, Bridgend, CF35 6TE

£164,950

 PAYTON JEWELL CAINES

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Payton Jewell Caines are pleased to offer this three bedroom semi detached house, situated within a SHORT DISTANCE to all LOCAL AMENITIES & FACILITIES. This property would prove an IDEAL FAMILY HOME and can be offered with NO ONGOING CHAIN. EARLY INTERNAL VIEWING comes highly recommended.

£164,950 - Freehold

- Three bedroom semi detached house
- Lounge & separate dining room
- First floor shower room, EPC - D
- Low maintenance garden to rear
- Single detached garage
- Driveway offering ample parking



FRONT GARDEN

The front garden is enclosed by brick wall and is laid to lawn with double wrought iron gates giving access to driveway, offering parking for approximately two/three vehicles. Single detached garage which is accessed via traditional up and over door.

ENTRANCE

Access via PVCu double glazed front door with matching side panels into entrance hallway.

ENTRANCE HALLWAY

Tiled and coved ceiling. Emulsioned walls. Staircase leading to first floor. Under stairs storage. Fitted carpet.

LOUNGE (14' 2" x 12' 0") or (4.33m x 3.67m)

Tiled and coved ceiling. Emulsioned walls. Feature wooden fire surround with inset gas fire set on marble hearth and back plate. PVCu double glazed window to front with vertical blinds. Radiator. Fitted carpet. Sliding doors giving access into dining room.

DINING ROOM (12' 6" x 10' 4") or (3.81m x 3.14m)

Tiled and coved ceiling. Emulsioned walls. Radiator. PVCu double glazed French doors with vertical blinds giving access to rear. Fitted carpet.

KITCHEN (11' 5" x 9' 1") or (3.48m x 2.76m)

Coved ceiling. Emulsioned walls. A range of base and wall units with complementary work surface. Stainless steel single drainer sink unit with mixer tap. Plinth heating. Built-in oven, four ring electric hob and extractor. Plumbing for automatic washing machine. Space for free standing fridge/freezer. PVCu double glazed window to rear and PVCu double glazed door to side. Pantry cupboard. Ceramic tiled flooring.

FIRST FLOOR LANDING

Tiled and coved ceiling. Loft access. Emulsioned walls. Airing cupboard housing gas combination boiler and radiator. PVCu frosted double glazed window with vertical blinds to side elevation. Fitted carpet.

SHOWER ROOM

Skimmed ceiling. Fully tiled walls. Three piece suite comprising walk-in shower cubicle with mains fed shower, low level w.c. and wash hand basin set within modern vanity unit. Chrome heated towel rail. PVCu frosted double glazed window to rear. Fitted carpet.

BEDROOM 1 (13' 5" x 10' 10") or (4.10m x 3.29m)

Tiled and coved ceiling. Emulsioned walls. PVCu double glazed window to front with vertical blinds. Radiator. Fitted carpet.

BEDROOM 2 (11' 3" x 10' 3") or (3.42m x 3.12m)

Tiled and coved ceiling. Emulsioned walls. PVCu double glazed window to rear with vertical blinds. Radiator. A range of built-in wardrobes with sliding doors. Fitted carpet.

BEDROOM 3 (10' 0" x 7' 7") or (3.05m x 2.30m)

Tiled and coved ceiling. Emulsioned walls. PVCu double glazed window to front. Radiator. Fitted carpet.



REAR GARDEN

The rear garden is enclosed and bounded by brick wall and natural hedgerow. Lawned area with an abundance of mature planting and shrubs. Patio area ideal for garden furniture. Side access.

GENERAL INFORMATION

Being sold with no on-going chain this larger than average three bedroom in the sought after area of Maes Y Wern. Lounge and separate dining room to the first floor along with kitchen. To the first floor three bedrooms, master being of a good size and shower room. Low maintenance rear garden with single detached garage and off road parking. Maes Y Wern is located to the West of the town of Pencoed and is a cul de sac situated around 15 minutes walk from the town center.

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.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.



GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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