



Heol-Y-Geifr, Pencoed, Bridgend . CF35 6UH

We are pleased to offer this MODERN three bedroom semi detached house which is situated close to the TOWN CENTRE of Pencoed. The property is being offered with NO ONGOING CHAIN and would prove an IDEAL FAMILY HOME or FIRST TIME PURCHASE. Early viewing HIGHLY RECOMMENDED.

£146,450 - Freehold

- Three bedroom end of terrace house
- Well presented throughout, EPC - D
- Modern fitted kitchen plus utility room
- Generous sized lounge through dining room
- Larger than average garden to rear
- Available with no ongoing chain



FRONT

The front garden is enclosed by brick wall and is finished to decorative shingle with wrought iron gate leading to entrance.

ENTRANCE

Access via PVCu double glazed front door into welcoming entrance hallway.

ENTRANCE HALLWAY

Skimmed high character ceiling with emulsioned walls and laminate wood flooring. Radiator. Staircase leading to first floor.

LOUNGE / DINING ROOM (24' 8" x 12' 10") or (7.52m x 3.91m)

Skimmed ceiling with emulsioned walls and laminate wood flooring. A great sized lounge/dining room which has a chimney breast creating a focal point with a log burner inset. The room has two radiators and two windows, one PVCu double glazed leaded window to front aspect and one that overlooks the kitchen area creating a light and airy feel.

KITCHEN (9' 1" x 8' 1") or (2.78m x 2.47m)

Skimmed ceiling with inset spotlights, emulsioned walls and laminate wood flooring. An attractive cottage style kitchen with a range of wall and base units in cream with coordinating roll edge work surface. Space and plumbing for slim line dishwasher. Acrylic sink and drainer with mixer tap. Space for freestanding cooker with stainless steel cooker hood. Chrome heated towel rail. PVCu double glazed window to rear.

UTILITY AREA

Self cleaning double glazed roof which provides great natural light. Emulsioned walls and laminate wood flooring. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Radiator. Wall mounted gas combination boiler. PVCu double glazed door gives access out to the rear garden.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Emulsioned walls. Fitted carpet.

BEDROOM 1 (15' 5" x 8' 5") or (4.70m x 2.57m)

Skimmed ceiling. Emulsioned. Radiator. PVCu double glazed window to front elevation. Fitted carpet.

BEDROOM 2 (9' 2" x 8' 2") or (2.79m x 2.49m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window overlooking rear garden. Fitted carpet.

BEDROOM 3 (12' 5" x 5' 10") or (3.79m x 1.79m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to front elevation. Fitted carpet.



FAMILY BATHROOM (9' 2" x 8' 2") or (2.80m x 2.48m)

A modern bathroom which has skimmed ceiling with inset spotlighting, emulsioned walls and ceramic tiled flooring. Four piece suite in white comprising low level w.c, wash hand basin set within walnut effect storage unit, bath and shower cubicle with mains fed shower. Chrome heated towel rail. PVCu frosted double glazed window to rear aspect.

REAR GARDEN

Generous sized rear garden which is enclosed by brick wall with area laid to decorative patio slabs which leads to large lawned area. Further concreted area to rear of the garden. Concrete storage shed providing purpose built storage.

GENERAL INFORMATION

A totally refurbished modern three bedroom end of terrace house, situated within close proximity to town centre and all its amenities. Charming property with character and offering spacious family living and finished to a high standard throughout. To the ground floor there is a large lounge/diner with feature wood burner, a modern fitted kitchen and separate utility room. The first floor has three good sized bedrooms and an attractive large modern bathroom with shower and bath. The rear garden is again of a generous size and has a concrete storage shed. The house is deceptively spacious and makes a great family home. The property benefits from having a full rewire and central heating system along with newly fitted PVCu windows and doors.

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.



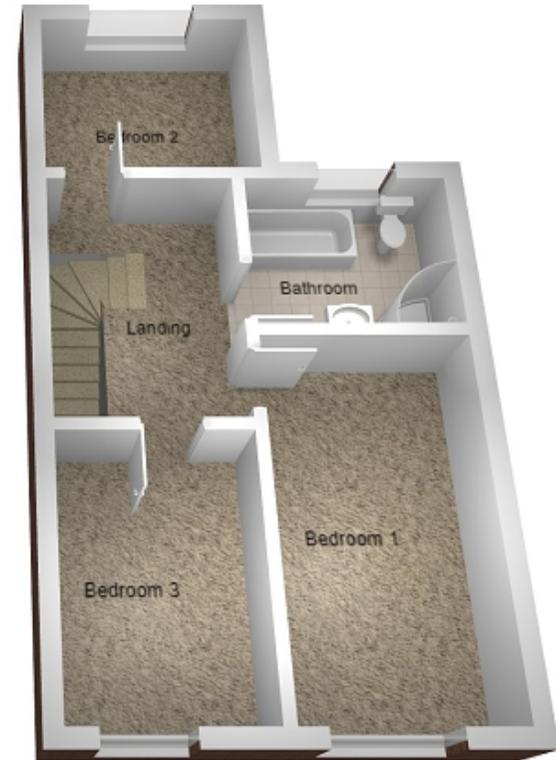
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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		85
(69-80) C		
(55-68) D	63	
(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.



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