



Gregory Close, Pencoed, Bridgend . CF35
6RF

Fixed Price
£199,950

PCJ PAYTON
JEWELL
CAINES

Gregory Close, Pencoed, Bridgend . CF35 6RF

Well presented two double bedroom DETACHED house located in a SOUGHT AFTER CUL DE SAC in Pencoed and comprising entrance porch, lounge, kitchen, dining room, inner hallway, bathroom, enclosed rear garden and OFF ROAD PARKING. Viewing recommended.

Fixed Price £199,950 - Freehold

- Two double bedroom detached house
- Two reception rooms
- Good sized lounge
- Off road parking
- Purpose built log cabin in rear garden, EPC-D
- Internal viewing recommended



DESCRIPTION

Introducing this two double bedroom detached house located on a sought after cul de sac in the village of Pencoed. The property benefits from two reception rooms, enclosed rear garden with purpose built log cabin and off road parking.

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 mainline 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.

DIRECTIONS

On entering Pencoed, continue along Coychurch Road, turn left onto Hendre Road. Take the right hand turn onto Eleanor Close, follow the road around and up the hill. Turn left onto Gregory Close and the property is immediately on the right.

ENTRANCE

Via part glazed PVCu door with stained and frosted glass into the entrance porch.

ENTRANCE PORCH (5' 9" x 4' 7") or (1.74m x 1.40m)

Artexed ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator, wood effect laminate flooring and single glazed window pain into the lounge.

LOUNGE (17' 9" x 12' 5") or (5.41m x 3.78m)

Artexed and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator, wood effect laminate flooring and staircase with open balustrade and fitted carpet to the first floor.

INNER HALLWAY

Artexed and coved ceiling, smoke detector, emulsioned walls, storage cupboard and doorway through to the dining room.

DINING ROOM (13' 3" x 8' 2") or (4.03m x 2.50m)

Emulsioned and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and wood effect laminate flooring.

KITCHEN (10' 6" x 9' 1") or (3.20m x 2.78m)

Emulsioned and coved ceiling with centre light, double radiator and ceramic tiled flooring. A range of wall and base units in white with complementary wooden work top housing one and half bowl sink with mixer tap. PVCu double glazed window to rear aspect, part tiled/part emulsioned walls, space for freestanding washing machine, freestanding cooker to remain and access into storage cupboard. PVCu part glazed door with frosted glass giving access to the rear garden.

LANDING

Artexed ceiling with centre light, access into attic space, emulsioned walls and fitted carpet.



BEDROOM 1 (14' 6" x 8' 10") or (4.42m x 2.69m)

Artexed ceiling with centre light, emulsioned walls, velux window at ceiling height to front aspect, radiator, fitted carpet and access into eaves storage.

BEDROOM 2 (10' 10" x 8' 10") or (3.30m x 2.69m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator, fitted carpet and access into eaves storage.

BATHROOM (6' 6" x 5' 8") or (1.97m x 1.73m)

Artexed ceiling with centre light, fully tiled from floor to ceiling, double radiator, tile effect vinyl flooring and PVCu double glazed window with frosted glass to rear aspect. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with mixer tap and telephone style handheld shower attachment.

OUTSIDE

Rear and side garden accessed via the kitchen door, the garden is bound by wood panel fencing and natural hedging, laid to patio area with steps leading up to a purpose built log cabin used as storage with electric and lighting. Off road parking accessed via wooden double gates with parking for one vehicle.

Garden gate gives access to the front garden, bound by natural hedging and laid to lawn with mature shrubs, path leading to the front door.

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		82
(69-80) C		
(55-68) D	61	
(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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