



St Mary Close, Pencoed, Bridgend County.  
CF35 5LL

£440,000



## St Mary Close, Pencoed, Bridgend County. CF35 5LL

Detached home comprising open plan contemporary kitchen/living/dining to ground floor, master suite with dressing room/utility and ensuite, two further double bedrooms, four bedrooms plus bathroom to the second floor, SWIMMING POOL, off road parking and DOUBLE GARAGE. Must be viewed.

£440,000 - Freehold

- Six/seven bedroom detached home
- Kitchen extension to the rear
- Contemporary open plan living accommodation with fabulous modern fitted kitchen
- Two ensuite bedrooms
- Detached double garage with ample off road parking
- Swimming pool/ EPC - C/ Council tax Band - F



## DESCRIPTION

Introducing this modern detached home located within easy access of the M4 at junction 35 and offering contemporary open plan living/kitchen/dining space to the ground floor with bi-fold doors opening out on to a private garden and heated swimming pool. The property boasts up to seven bedrooms with two ensuite's, dressing area and a double garage. This property must be viewed to fully appreciate the quality fixtures and fittings throughout. Beautiful family home.

## ENTRANCE

Via part frosted glazed composite front door into the open plan downstairs living space.

## OPEN PLAN LOUNGE (27' 7" x 13' 11") or (8.40m x 4.25m)

Benefiting from dual aspect natural light via PVCu double glazed windows to the front and to the side with fitted shutters and finished with emulsioned ceiling with LED recessed spot lights, recessed surround sound speakers to remain (no working amp but wiring remaining), wall mounted fuse box, emulsioned walls and porcelain tiled floor with under floor heating. Feature log burner with additional oven above with granite hearth.

## MUSIC AREA (11' 3" x 8' 10") or (3.43m x 2.70m)

PVCu double glazed window with a fitted shutter overlooking the side. Open arch way though into the open plan kitchen/diner.

## OPEN PLAN KITCHEN/DINER (16' 1" x 27' 7") or (4.90m x 8.40m)

Dual aspect natural light via PVCu double glazed windows to the rear and to the side both with fitted shutters, aluminium framed bi-fold doors leading out to the rear garden fitted with concertina blinds. Finished with emulsioned ceiling with recessed LED spot lights, two matching pendant lights over the dining suite, emulsioned walls, skirting and porcelain tiled flooring with under floor heating. A range of low level and wall mounted high gloss white handle free units with a quartz roll top work surface with splash back plinth and central island with storage below housing a five ring gas hob, overhead extractor hood and pan drawers below. Inset sink with chefs mixer tap and moulded drainer. Integrated double oven, space for American style fridge/freezer, plumbing for automatic washing machine.

## SIDE LOBBY (7' 1" x 6' 7") or (2.15m x 2.0m)

(Previously used to house the dogs) Emulsioned ceiling with recessed LED spot lights, emulsioned walls with half height ceramic tiles to the wall and a continuation of the porcelain tiled floor. Part frosted glazed composite door leading out to the side of the property and a kitchen unit housing a Baxi gas fired boiler. Fitted storage cupboard housing hot water tank.

## DOWNSTAIRS W.C.

Emulsioned ceiling with recessed LED spot lights, emulsioned walls with half height ceramic tiles to the wall and porcelain tiled floor. Two piece suite in white comprising WC and wash hand basin with waterfall mixer tap, vanity shelf and storage below. Additional fitted storage cupboard under the stairs.

## FIRST FLOOR

Half landing turning to the rear of the property leading to bedroom one.



## **BEDROOM 1 (14' 5" x 11' 10") or (4.40m x 3.60m)**

Overlooking the rear via a PVCu double glazed window with fitted shutters and finished with emulsions ceiling, LED spot lights, emulsions walls, skirting and fitted carpet. Feature recess mirrored shelving. Door way through into the ensuite.

### **EN-SUITE**

PVCu frosted glazed window to the rear with fitted shutters, skimmed ceiling with recessed LED spot lights, emulsions walls with half height ceramic tiles and ceramic tiled floor with under floor heating. Four piece suite in white comprising low level WC, wash hand basin, freestanding slipper bath with chrome mixer tap and shower attachment, large walk in shower with a plumbed shower, hand attachment, overhead rainwater shower head, glazed sliding door. Arch way through into the utility/dressing area.

### **DRESSING ROOM / UTILITY**

Emulsions ceiling with recessed LED spot lights, emulsions walls, skirting, fitted carpet, wall mounted mirror, one double and one single fitted wardrobe. Plumbing for automatic washing machine. Space for tumble drier. Additional shelving and a wall mounted extractor.

## **FIRST FLOOR LANDING**

Via stairs to bedroom three

## **BEDROOM 3 (15' 9" x 9' 10") or (4.80m x 3.0m)**

Overlooking the front via two PVCu double glazed windows with fitted shutters and finished with a skimmed and coved ceiling, central light pendant, emulsions walls, handy alcove for fitted wardrobe, skirting and fitted carpet.

## **RECEPTION 2/BEDROOM (21' 4" max x 14' 3" max) or (6.50m max x 4.35m max)**

Measurement into bay. Dual aspect natural light via PVCu double glazed window to the front with fitted shutters and PVCu double glazed bay window to the side with fitted Venetian blinds. Skimmed and coved ceiling, two central light fittings, wall lights, emulsions walls, skirting and fitted carpet. Feature fireplace housing a gas pebble effect chrome living flame fire with marble hearth, back plate and white mantel.

## **SECOND LANDING**

Via stairs. PVCu double glazed window with fitted shutters on the half landing. Skimmed and coved ceiling, central light fitting, emulsions walls, skirting and fitted carpet. Access to attic with a pull down ladder.

## **BEDROOM 2 (11' 6" x 11' 6") or (3.50m x 3.50m)**

Overlooking the front via PVCu double glazed window with fitted shutters and finished with a skimmed and coved ceiling, central light fitting, emulsions walls, double fitted wardrobe, skirting and fitted carpet. Door way through into the ensuite.

### **EN-SUITE**

PVCu frosted glazed window to the side, emulsions ceiling with recessed spot lights, extractor, emulsions walls with half height ceramic tiled walls and a vinyl floor covering. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and separate shower cubicle with a plumbed shower and fully glazed doors.



## FAMILY BATHROOM

PVCu frosted glazed window to the rear, emulsioned ceiling, extractor, LED recessed spot lights, emulsioned walls with half height ceramic tiles and a vinyl floor covering. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and hand held attachment. Wall mounted storage.

## BEDROOM 6 (7' 10" x 6' 3") or (2.40m x 1.90m)

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

## BEDROOM 4 (9' 2" x 11' 2") or (2.80m x 3.40m)

Overlooking the front via PVCu double glazed window with fitted shutters and finished with emulsioned and coved ceiling, central light fitting, emulsioned walls, single fitted wardrobe, skirting and fitted carpet.

## BEDROOM 5 (9' 4" x 9' 10") or (2.85m x 3.0m)

Overlooking the rear via PVCu double glazed window with fitted shutters and finished with emulsioned and coved ceiling, central light fitting, emulsioned walls, single fitted wardrobe, skirting and fitted carpet.

## OUTSIDE

Block paved driveway to the side suitable for parking four cars.

Rear garden laid to feature patio with a swimming pool with filter (not heated). Enclosed dog pen with brick built kennels and run. Side gated access back to the front of the property.

## DOUBLE GARAGE

Detached double garage with two up and over doors, power and light.

## NOTE

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

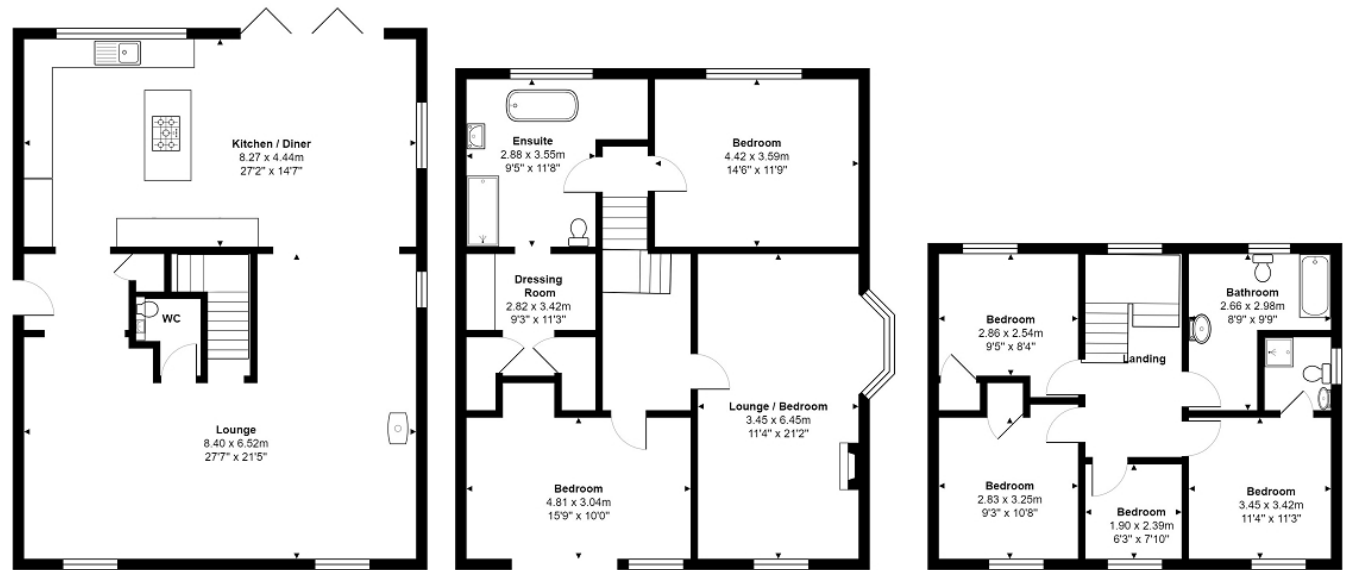


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(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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