



Glan-y-nant, Pencoed, Bridgend County.
CF35 6TG

£295,000

PJC PAYTON
JEWELL
CAINES

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An extended DETACHED BUNGALOW comprising entrance hall, lounge, wet room, w.c. kitchen/breakfast room, utility, reception two, bedroom one with dressing area and EN SUITE shower room, family bathroom, two further bedrooms, good sized enclosed rear and side gardens and DETACHED SINGLE GARAGE.

£295,000 - Freehold

- An extended three bedroom detached dormer bungalow
- Generous mature enclosed rear and side gardens
- Detached single garage with off road parking
- Downstairs wet room. Upstairs bathroom and en suite
- Two good sized reception rooms, plus study/library
- Sold with no onward chain, EPC -D, Council tax band-F



DESCRIPTION

Introducing this deceptively spacious extended three bedroom detached bungalow located on a corner plot and benefiting from mature gardens to the side and to the rear, downstairs wet room, upstairs family bathroom plus en suite shower room. 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 door into the entrance hall.

ENTRANCE HALL

Fitted wall lights, skirting, fitted carpet and doorway through to the wet room. Stairs leading to the first floor and under stairs storage cupboard.

WET ROOM

PVCu frosted glazed window to the side with a fitted venetian blind, central light fitting, emulsioned ceiling, ceiling mounted extractor, full height ceramic tiles to the wall and respertex flooring. W.C. wash hand basin with chrome mixer tap and walk in shower with half height cubicle doors and wall mounted electric shower with pull down seat and handrail.

LOUNGE (12' 8" x 15' 3") or (3.85m x 4.65m)

Overlooking the front via a large PVCu double glazed window and finished with a coved ceiling, central light fitting, emulsioned walls, skirting and fitted carpet. Feature fireplace which is an electric log effect fire with black surround, ceramic hearth and feature stone clad mantle. Door through into the home office.

HOME OFFICE (7' 7" x 6' 11") or (2.30m x 2.10m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with wood clad walls and fitted carpet.

W.C.

PVCu frosted glazed window with fitted venetian blind to the side, central light fitting, half height ceramic tiles to the wall and to the floor. Inset sink with mixer tap and drainer with storage below and wall mounted Valliant gas fired combination boiler.

KITCHEN/BREAKFAST ROOM (14' 5" x 11' 10") or (4.40m x 3.60m)

Overlooking the side of the property via PVCu double glazed window with a fitted venetian blind and finished with coved ceiling and ceramic tiled flooring. A range of low level and wall mounted units in oak with complementary roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer, integrated electric oven, microwave and five gas ring hob with overhead extractor hood. Breakfast bar and glazed display cabinets. Door through to the utility room.



UTILITY ROOM

PVCu double glazed window with a fitted venetian and roller blind to the side and a part glazed PVCu door leading out to the rear of the property fitted with perfect fit venetian blinds. Coved ceiling, emulsioned walls, skirting and vinyl flooring.

RECEPTION 2 (18' 3" x 19' 0") or (5.55m x 5.80m)

L shaped room overlooking the rear via PVCu double glazed window and PVCu double glazed French doors. Finished with two central light pendants with matching wall lights, coved ceiling with high level feature picture rail, skirting and fitted carpet.

LANDING

Via stairs with fitted carpet and double balustrade. Double glazed velux sky light.

MASTER SUITE (22' 2" x 16' 1") or (6.75m x 4.90m)

Divided into two areas. The first area has a double glazed sky light, emulsioned walls, skirting and fitted carpet and a large archway through into the second area.

PVCu double glazed window overlooking the rear garden with a fitted venetian blind, access to loft and eaves storage, emulsioned walls, skirting and fitted carpet.

EN-SUITE SHOWER ROOM

Double glazed velux sky light, central light fitting, emulsioned walls with half height ceramic tiles and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and separate shower cubicle with sliding glazed doors housing a plumbed shower.

FAMILY BATHROOM

PVCu frosted glazed window with a fitted venetian blind, recessed LED spot lights and wood effect laminate flooring. Four piece suite in white comprising w.c. wash hand basin with chrome mixer tap and large walk in shower with fully glazed door housing a plumbed shower. Wall mounted heated chrome towel rail and wall mounted mirrored bathroom cabinet.

BEDROOM 2 (13' 1" x 11' 6") or (4.00m x 3.50m)

Dual aspect natural light via PVCu double glazed window to the front and to the side and finished with emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (14' 7" x 7' 10") or (4.45m x 2.40m)

Overlooking the side via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet.

OUTSIDE

Enclosed rear and side garden with mature trees and shrubs, central decking area, fish pond and raised patio. Side gated access to the block pavia driveway suitable for parking up to three vehicles. Gated access from the rear to the side with pergola and a pathway with mature trees and shrubs back to the front of the property. Detached single garage with traditional up and over door, power and light.



NOTE

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


DIRECTIONS

Travelling into Pencoed from the Mercedes Garage. Go past the school on the right hand side and continue through the village. Turn left at the monument and go over the railway bridge. Take the second left turn onto Woodland Ave. At the end of the road turn right and Glan y Nant is on your right.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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.



www.pjchomes.co.uk

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