



Heol Maes Yr Haf, Pencoed, Bridgend  
County. CF35 5PJ

£235,000

**PJC** PAYTON  
JEWELL  
CAINES

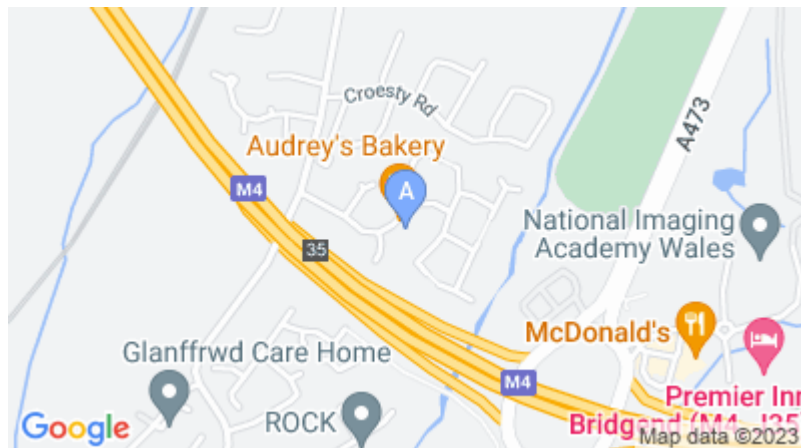


# Heol Maes Yr Haf, Pencoed, Bridgend County. CF35 5PJ

Beautiful three bedroom semi detached house comprising entrance hall, kitchen, dining rooms, lounge, SUN LOUNGE, family shower room, enclosed rear garden and OFF ROAD PARKING to the front. IDEAL FIRST TIME PURCHASE!

**£235,000 - Freehold**

- Modern three bedroom semi detached house
- Generous sun lounge to the rear
- Two reception rooms, modern fitted kitchen and shower room
- Enclosed rear garden
- Ample parking to the front
- Ideal first time purchase
- EPC - C / Council tax band - C





## DESCRIPTION

Introducing this well presented and extended three bedroom semi detached house offering three reception rooms and good off road parking. The property is within easy walking distance of Pencoed mainline station, schools and retail outlets. Viewing is highly recommended.

## ENTRANCE

Via part frosted glazed PVCu front door with a side frosted glazed PVCu panel into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, skirting and fitted carpet. Under stairs storage cupboard and a doorway through to the kitchen.

## KITCHEN (10' 3" x 8' 2") or (3.13m x 2.50m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted high gloss units in white with chrome handles and complementary roll top work surface with glass splash back plinth. Inset one and half basin sink with mixer tap and drainer and integrated electric oven with ceramic hearth and built in extractor hood. Plumbing for automatic washing machine, space for high level fridge/freezer and built in breakfast bar.

## LOUNGE (16' 5" x 12' 0") or (5.00m x 3.65m)

PVCu double glazed window with a fitted roman blind looking into the sun lounge and PVCu double glazed sliding patio doors leading into the sun lounge. The lounge is presented with emulsioned and coved ceiling, emulsioned walls, skirting and wood effect laminate flooring. Archway through to the dining room.

## DINING ROOM (16' 5" x 7' 9") or (5.00m x 2.35m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling, emulsioned walls with two feature papered walls, skirting and laminate flooring.

## SUN LOUNGE (15' 3" x 9' 10") or (4.65m x 3.0m)

Two aspects of PVCu double glazing and PVCu double glazed French doors leading out to the rear decking. Insulated tiled and emulsioned ceiling, walls, skirting, radiator and ceramic tiled flooring.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, papered walls and fitted carpet.

## SHOWER ROOM

PVCu frosted glazed window to the front with a fitted venetian blind, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall, cushion flooring and wall mounted vertical radiator. Inset sink with chrome mixer tap, vanity shelf and storage below, w.c. and large walk in shower with fully glazed sliding door and plumbed shower with hand attachment and rainwater head.

## BEDROOM 1 (12' 4" x 9' 10") or (3.75m x 3.00m)

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



## **BEDROOM 2 (9' 4" x 8' 6") or (2.85m x 2.60m)**

Overlooking the front via PVCu double glazed window with fitted venetian blind and finished with emulsioned walls with one feature papered wall, skirting and laminate flooring. Fitted storage cupboard housing a wall mounted Ideal Logic combination boiler.

## **BEDROOM 3 (9' 6" x 6' 7") or (2.90m x 2.00m)**

Overlooking the rear via PVCu double glazed window with fitted vertical blind and finished with emulsioned walls with one feature papered wall, skirting and wood effect laminate flooring.

## **OUTSIDE**

Enclosed rear garden laid to decking with step down to artificial grass, rear storage shed and side gated access back to the front of the property.

Open aspect front garden providing generous parking.

## **NOTE**

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


## **DIRECTIONS**

Travelling into Pencoed past the Mercedes garage. Go under the motorway bridge and take the first turn on the right into Heol Maes Y Haf.



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>		87
(69-80) <b>C</b>	75	
(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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