



Gwalia Road, Pencoed, Bridgend County.
CF35 5PP

£185,000

PJC PAYTON
JEWELL
CAINES

Gwalia Road, Pencoed, Bridgend County. CF35 5PP

Three bedroom semi detached house comprising entrance hall, downstairs w.c. TWO RECEPTION ROOMS, kitchen and CONSERVATORY to the ground floor, three bedrooms and shower room to the first floor. Enclosed rear garden and OFF ROAD PARKING. Viewing recommended.

£185,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Conservatory and downstairs w.c.
- Large enclosed rear garden
- Off road parking to the front
- EPC - D / Council tax band - C



DESCRIPTION

Introducing this good sized three bedroom semi detached home benefiting from two reception rooms, conservatory, downstairs w.c. enclosed rear garden and off road parking to the front. Viewing recommended.

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 the side of the property through a part glazed PVCu door into the entrance hall.

ENTRANCE HALL

Artexed and coved ceiling with centre light, papered and emulsioned walls, skirting and tile effect vinyl flooring. Electric meter and wall mounted radiator. Doors leading off to the downstairs w.c., kitchen and reception rooms. Stairs leading to the first floor.

DOWNSTAIRS W.C. (4' 3" x 2' 6") or (1.30m x 0.76m)

Emulsioned ceiling and walls, skirting, vinyl tiled flooring, PVCu double glazed window overlooking the rear of the property and w.c.

RECEPTION ROOM 2 (10' 9" x 10' 1") or (3.28m x 3.07m)

Artexed and feature coved ceiling with centre light, papered and emulsioned walls, skirting, chip board floorboards, wall mounted radiator and two large PVCu double glazed windows overlooking the front of the property.

RECEPTION ROOM 1 (14' 2" x 11' 6") or (4.32m x 3.50m)

Artexed and coved ceiling with centre fan light, papered and emulsioned walls, skirting and a continuation of the vinyl tiled flooring. Wall mounted radiator and two large PVCu double glazed windows overlooking the front of the property. Feature chimney breast with fireplace.

KITCHEN (15' 8" x 6' 8") or (4.77m x 2.04m)

Artexed ceiling with centre strip light, emulsioned walls with tiling to splash back areas, skirting and light wood effect vinyl flooring. A range of wall and base units in light wood effect with complementary work surfaces housing a stainless steel sink with mixer tap, space for freestanding gas hob and oven and plumbing and space for washing machine. PVCu double glazed window overlooking the rear of the property and two wooden single glazed windows looking into the lean-to conservatory. Part glazed wooden door leading into the conservatory.

CONSERVATORY (11' 10" x 7' 4") or (3.60m x 2.23m)

Perspex roof, PVCu half glazed windows to the rear and left hand side with PVCu cladding below. Concrete flooring and PVCu double glazed door leading to the rear garden.

LANDING

Artexed and coved ceiling with centre light, papered walls, skirting and wooden floorboards.



SHOWER ROOM (6' 10" x 5' 9") or (2.09m x 1.76m)

Artexed ceiling with centre light, tiled walls from floor to ceiling with one emulsioned and papered wall, frosted PVCu double glazed window overlooking the rear of the property and non slip flooring. Three piece suite comprising w.c. wash hand basin and electric shower with shower enclosure and curtain.

BEDROOM 1 (11' 11" max x 11' 6" max) or (3.62m max x 3.51m max)

Artexed and coved ceiling with centre light, papered and emulsioned walls, skirting and wooden floorboards. Two large PVCu double glazed windows overlooking the front of the property and wall mounted radiator. Solid wood door leading into a storage cupboard housing the combination boiler.

BEDROOM 2 (11' 11" x 10' 2") or (3.64m x 3.09m)

Artexed and coved ceiling with centre fan light, papered and emulsioned walls, skirting and wooden floorboards. Two large PVCu double glazed windows overlooking the front of the property and wall mounted radiator.

BEDROOM 3 (9' 1" x 8' 4") or (2.78m x 2.54m)

Artexed and coved ceiling with centre light, papered and emulsioned walls, skirting and a continuation of the wooden floorboards. PVCu double glazed window to the rear of the property and wall mounted radiator. Original chimney breast with built in cupboards to one side and recess to the other.

OUTSIDE

Enclosed rear garden laid to artificial grass with fence panels to the rear and rendered and painted walls to the left with breeze blocking walling to the right. Double wooden doors leading to a large breeze blocked shed.

The front of the property is accessed via wrought iron gates leading to a resin driveway with decorative stones and brick walling.


NOTE

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

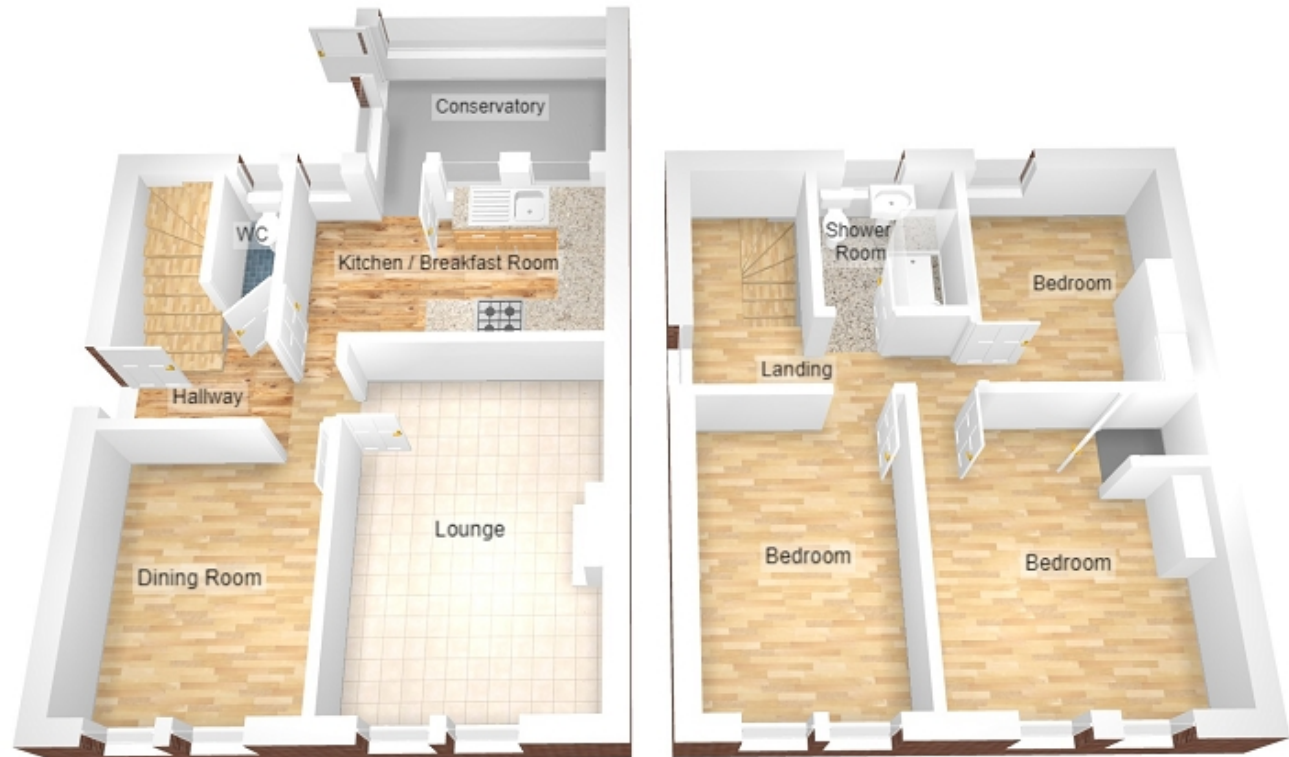


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(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.



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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