



Hendre Road, Pencoed, Bridgend . CF35
6TD

£177,950

PCJ PAYTON
JEWELL
CAINES

Hendre Road, Pencoed, Bridgend . CF35 6TD

A two bedroom end of terraced house briefly comprising entrance porch, entrance hall, lounge with archway through to dining room, home study, two bedrooms, family bathroom, GENEROUS SIZED rear garden, SINGLE GARAGE and AMPLE OFF ROAD PARKING. Viewing recommended.

£177,950 - Freehold

- Two bedroom end of terraced house
- Two reception rooms & home study
- Generous sized rear garden
- Ideal first time purchase/investment
- Single garage & ample off road parking
- EPC - D / Council tax band - C



DESCRIPTION

Introducing this two bedroom end of terraced house benefiting from two reception rooms plus a home study, single garage and off road parking. Ideal first time purchase. Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

ENTRANCE

Access via part frosted glazed PVCu front door into the entrance porch.

ENTRANCE PORCH

Polystyrene tiled and coved ceiling, papered walls with dado rail, skirting and tiled flooring. Part glazed wooden doorway leading into the entrance hall.

ENTRANCE HALLWAY

Papered and coved ceiling with centre light, papered walls, skirting, radiator and fitted carpet. Staircase leading to first floor.

LOUNGE (10' 11" x 10' 6") or (3.34m x 3.21m)

Papered and coved ceiling with centre light, papered walls, skirting, laminate flooring, radiator and PVCu double glazed window overlooking the front of the property.

RECEPTION 2/DINING ROOM (11' 7" x 10' 11") or (3.53m x 3.32m)

Papered and coved ceiling with centre light, papered walls, skirting, a continuation of the laminate flooring, radiator and doors leading to the office space and kitchen.

HOME OFFICE (6' 11" x 6' 2") or (2.10m x 1.87m)

Emulsioned and coved ceiling with centre light and ceiling rose, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed windows overlooking the side and rear of the property.

INNER HALLWAY

Under stairs storage and bi-fold doors leading into the kitchen.

KITCHEN (11' 9" x 8' 4") or (3.59m x 2.53m)

Papered and coved ceiling with centre spot lights, papered walls with tiling to splash back areas, skirting, radiator and tiled flooring. A range of base and wall units with complementary roll top work surfaces housing an inset stainless steel sink with chrome mixer tap. Space for gas cooker with overhead extractor hood and space for American fridge/freezer. PVCu frosted double glazed door leading to the rear garden and opening into the utility.



UTILITY ROOM (9' 4" x 3' 10") or (2.84m x 1.17m)

Artexed and coved ceiling with centre light, emulsioned walls with tiled skirting boards and tiled flooring. Space and plumbing for automatic washing machine and tumble dryer with work surface above. PVCu double glazed window overlooking the rear of the property and radiator.

LANDING

Via stairs with fitted carpet and handrail. Artexed ceiling with centre pendant light, loft access, papered walls, skirting and a continuation of the fitted carpet.

FAMILY BATHROOM (11' 9" max x 9' 3" max) or (3.58m max x 2.83m max)

Textured and coved ceiling with centre spot lights, papered walls with tiling to splash back areas, skirting, radiator, vinyl flooring and PVCu frosted double glazed window overlooking the rear of the property. Three piece suite comprising L-shaped bath with glass shower screen and overhead chrome shower, low level w.c. and vanity sink unit with chrome mixer tap and built in storage. Wall mounted combination boiler.

BEDROOM 1 (15' 3" x 10' 8") or (4.66m x 3.24m)

Textured and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and two PVCu double glazed windows overlooking the front of the property.

BEDROOM 2 (10' 11" x 9' 7") or (3.33m x 2.93m)

Artexed and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

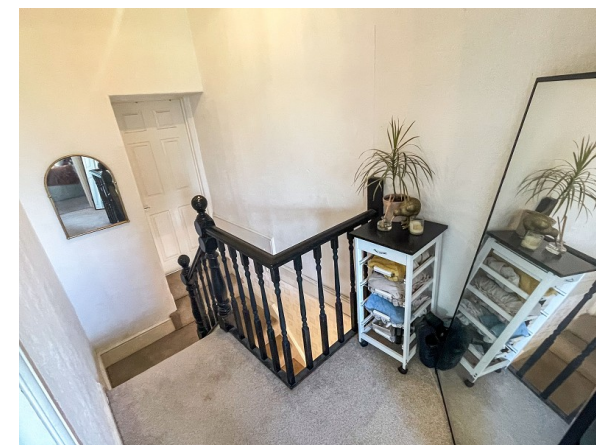
OUTSIDE

Small courtyard front garden with gated access. Garage with traditional up and over door, power and lighting. Parking for one car. To the side of the property is a shared access driveway.

Large rear garden with paved area and raised beds, further areas laid to lawn and decorative stone with planters. Greenhouse, stone built outbuilding to the rear accessed via a wooden door. Block built shed with power and lighting which has been converted to a bar area with fridge, cabinets, drop down bar and work surface.


DIRECTIONS

On leaving the offices of Payton Jewell Caines turn right at the cenotaph and head on to Hendre Road where the property can be found.



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		83
(69-80) C		
(55-68) D	57	
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk