



Vale Reach, Pencoed, Bridgend County.
CF35 6LG

£249,995

PJC PAYTON
JEWELL
CAINES

Vale Reach, Pencoed, Bridgend County. CF35 6LG

Modern three bedroom semi detached house situated in sought after CUL DE SAC location. The property comprises entrance hall, lounge, open plan kitchen/diner, DOWNSTAIRS WC, three good sized bedrooms, family bathroom, LANDSCAPED REAR GARDEN, OFF ROAD PARKING and GARAGE. Viewing highly recommended.

£249,995

- Modern three bedroom semi detached house
- Open plan kitchen/diner
- Ensuite to bedroom one
- Three good sized bedrooms/ EPC - D , Council tax band - D
- Pretty enclosed landscaped rear garden
- Off road parking/ Garage
- Popular cul de sac location



DESCRIPTION

Introducing this well maintained and presented modern three bedroom semi detached house situated within a sought after cul de sac in Pencoed. The property benefits from an ensuite to the master bedroom, open plan kitchen/diner, pretty enclosed rear garden, single garage and off road parking. Viewing highly 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 part frosted glazed PVCu front door into the entrance hall finished with coved ceiling, central light pendant, emulsioned walls, wall mounted fuse box, PVCu double glazed window to the side with a fitted vertical blind, curtain pole and curtain to remain skirting and fitted carpet.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with fitted blind, curtain pole and curtain to remain, central light pendant, emulsioned walls, radiator, skirting and fitted carpet. Two piece suite comprising WC and wall mounted wash hand basin.

LOUNGE (14' 5" x 11' 6") or (4.40m x 3.50m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind, curtain pole and curtains to remain, coved ceiling, emulsioned walls, two central matching pendants, skirting and fitted carpet. Under stairs storage cupboard. Door way through to the kitchen/diner.

KITCHEN/DINER (14' 11" x 9' 10") or (4.55m x 3.00m)

Overlooking the rear garden via double glazed aluminium sliding patio door with fitted vertical blind and a PVCu double glazed window with a fitted vertical blind. Spot lights and light fitting, emulsioned walls with ceramic tiles to all splash back areas, radiator, skirting, carpet to the dining area and ceramic tiles to the kitchen. A range of low level and wall mounted kitchen units in white with brushed chrome handles and a high gloss complementary roll top work surface, inset sink with mixer tap and drainer, integrated electric oven with four ring gas hob. Plumbing for washing machine and space for fridge/freezer (both items to remain) . Wall mounted gas fired combination boiler. Ample space for dining table and chairs.

FIRST FLOOR LANDING

Via stairs with fitted carpet and double wooden balustrade. Fitted storage cupboard.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind, ceiling mounted extractor fan, emulsioned walls, radiator, skirting and fitted carpet. Three piece suite in white comprising WC, wash hand basin and bath with over bath shower attachment and chrome mixer tap.



BEDROOM 1 (13' 1" x 9' 10") or (4.00m x 3.00m)

Measurements to the face of the fitted wardrobes. Overlooking the front via two PVCu double glazed windows both with fitted vertical blinds, curtain poles and curtains, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes with sliding mirrored doors. Door way through to ensuite shower room.

EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the side with a fitted roller blind, ceiling mounted extractor, emulsioned walls, radiator, skirting and fitted carpet. Three piece suite in white comprising WC, wall mounted wash hand basin and separate shower cubicle with a fully glazed door housing a plumbed shower with ceramic tiles to the splash back.

BEDROOM 2 (14' 5" x 8' 2") or (4.40m x 2.50m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front and to the rear both with fitted vertical blinds, central spot lights to remain, emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (11' 8" x 8' 0") or (3.55m x 2.45m)

Overlooking the rear via PVCu double glazed window with curtain pole and curtains to remain, emulsioned walls, skirting and fitted carpet.

OUTSIDE

Enclosed South east facing rear garden laid to patio and lawn with perimeter beds laid to decorative stone with mature trees and shrubs. Courtesy door to garage.

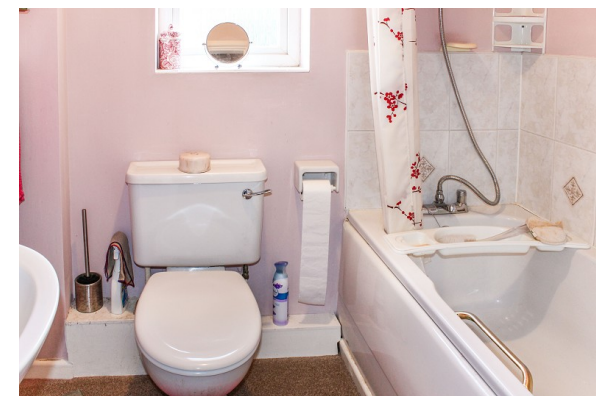
Open aspect front garden laid to lawn with small area laid to decorative stone and a tarmacadam driveway to the side. Electric charging point to side of garage.

GARAGE


Traditional up and over door, central fluorescent strip light and power installed. Courtesy door to rear garden.

NOTE

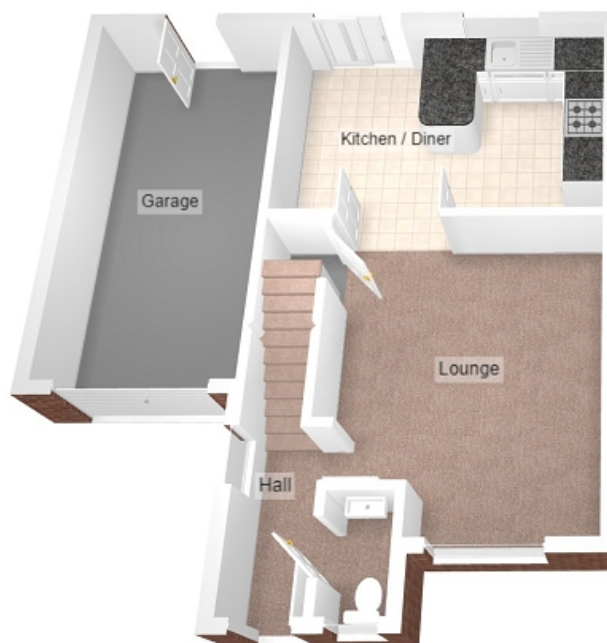
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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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