



Gregory Close, Pencoed, Bridgend County.
CF35 6RF

£245,000

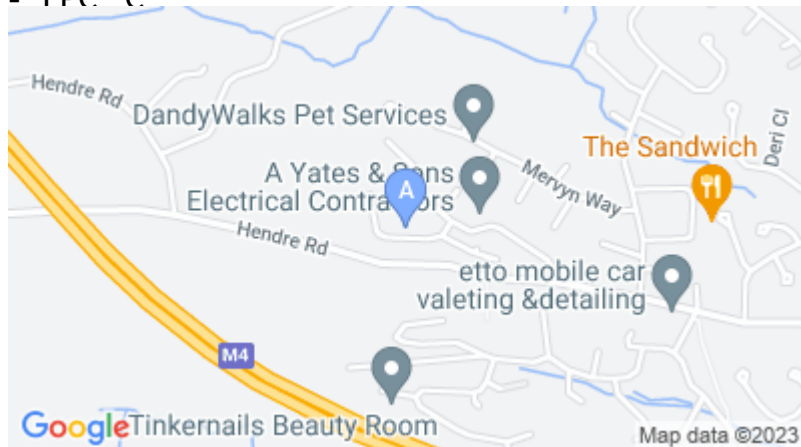


Gregory Close, Pencoed, Bridgend County. CF35 6RF

BEAUTIFULLY PRESENTED two/three bedroom detached home situated within a popular cul-de-sac location and benefiting from a modern fitted kitchen and bathroom, detached single garage with off road parking, low maintenance gardens and gas fired combination boiler. Viewing recommended at the earliest opportunity.

£245,000 - Freehold

- Two/three bedroom detached house
- Low maintenance enclosed rear, side and front gardens
- Detached single garage with driveway parking
- Gas fired combination boiler
- Potential for bedroom three downstairs
- Sought after residential cul-de-sac
- FPC - C.



DESCRIPTION

Introducing this beautifully presented and well maintained two/three bedroom detached home situated within a popular cul-de-sac location and benefiting from a modern fitted kitchen and bathroom, detached single garage with off road parking, low maintenance gardens and gas fired combination boiler.

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 mainline 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 composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned walls, skirting, fitted carpet, radiator and PVCu frosted glazed panel to the front with a fitted roller blind and a door through to the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with a fitted roller blind, central light fitting, full height ceramic tiles to the wall and to the floor. Two piece suite in white comprising w.c. wall mounted wash hand basin with chrome mixer tap and wall mounted heated chrome towel rail.

LOUNGE (18' 6" x 12' 6") or (5.65m x 3.80m)

Overlooking the front via PVCu double glazed window with a fitted roller blind with curtain pole to remain and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Stairs leading to the first floor.

REAR HALLWAY

Fitted storage cupboard and a doorway through to reception 2/dining room.

RECEPTION 2/BEDROOM 3 (13' 1" x 9' 0") or (4.00m x 2.75m)

Overlooking the rear garden via PVCu double glazed French doors with a curtain pole to remain and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Ideal for use as a downstairs bedroom should it be required.

KITCHEN (10' 6" x 9' 10") or (3.20m x 3.0m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and a PVCu double glazed door leading out to the side of the property. Finished with a central light fitting, coved ceiling, emulsioned walls, skirting and ceramic tiles to the floor. The kitchen is arranged with low level and wall mounted high gloss handle free units in 'Mocha' with a complementary marble effect roll top work surface and splash back. Inset sink with mixer tap and drainer, integrated waist height oven with convection microwave and fridge/freezer. Integrated washer/dryer to remain. Fitted storage cupboard housing a wall mounted gas fired Worcester boiler with additional storage.



LANDING

Via stairs with fitted carpet. Access to loft storage and PVCu frosted glazed window to the side with a fitted roller blind, coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 1 (15' 5" x 6' 7") or (4.70m x 2.00m)

Two PVCu double glazed velux sky lights, coved ceiling, emulsioned walls, skirting and wood effect laminate flooring. Fitted storage into the eaves.

BEDROOM 2 (9' 10" x 9' 2") or (3.00m x 2.80m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted storage with mirrored doors and access to the loft eaves storage.

FAMILY BATHROOM

PVCu frosted glazed window to the rear of the property with a fitted roller blind, central light fitting, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with vanity shelf and storage below and p shaped bath with chrome mixer tap and over bath electric shower. Wall mounted heated chrome towel rail and wall mounted mirrored bathroom cabinet.

OUTSIDE

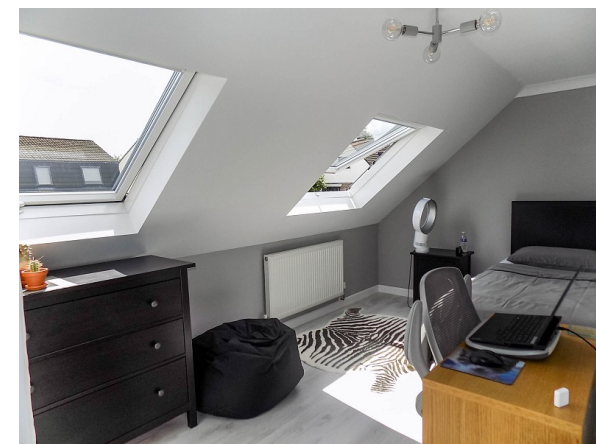
Enclosed rear garden laid to Indian sandstone patio, outside tap. Side access to the front of the property.

Detached single garage with a traditional roller shutter door, further garden to the side return laid to raised area of lawn, further patio, decorative stone and a block pavia driveway.


Open aspect front garden laid to block pavia and decorative stone and outside light.

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		87
(69-80) C	72	
(55-68) D		
(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