

Payton
Jewell
Caines



Wimborne Road, Pencoed, Bridgend
County. CF35 6SG

£239,950

PJC PAYTON
JEWELL
CAINES

Wimborne Road, Pencoed, Bridgend County. CF35 6SG

Traditional three bedroom semi detached house offering GENEROUS accommodation throughout comprising kitchen/diner with SEPARATE LOUNGE, three bedrooms with OCCASIONAL ATTIC ROOM, first floor family shower room, large rear garden and OFF ROAD PARKING. Ideal location for Pencoed Primary school, shops and Pencoed train station.

£239,950 - Freehold

- Three bedroom semi detached family home
- Kitchen/diner
- Occasional attic room
- Off road parking
- EPC -D , Council tax band - C
- Larger than average rear garden with block built storage



DESCRIPTION

We are pleased to introduce for sale this well presented three bedroom semi detached family home situated within easy walking distance of Pencoed village and Pencoed Primary School. The property has been well maintained by its current owner and benefits from a larger than average garden to the rear, open plan kitchen/diner as well as an occasional attic room.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor at junction 35 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, library and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

ENTRANCE PORCH

Via PVCu French doors into porch finished with tongue and groove PVCu cladding to the walls and ceiling, carpet, low level storage cupboard housing gas meter, PVCu door with frosted glass panel leads through to entrance hall.

ENTRANCE HALL

Skimmed and coved ceiling, ceiling light, smoke detector, radiator, tiled flooring and tongue and groove wood panelling leading up the stairs with banister. Under stair storage cupboard with PVCu frosted double glazed window, emulsioned walls, light and a continuation of the tiled flooring. Door way through to reception room one.

RECEPTION 1 (13' 0" max x 11' 1" max) or (3.96m max x 3.37m max)

Measurements into the alcove, skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, two sets of PVCu double glazed windows overlooking the front aspect and wood flooring. The focal point of the room is a chimney breast with alcoves to either side and space for an open fire place. Door way through to kitchen/diner.

L-SHAPED KITCHEN / DINER (17' 11" max x 11' 9" max) or (5.45m max x 3.57m max)

Narrowing to 2.35m. Skimmed and coved ceiling, two sets of ceiling pendants, emulsioned walls with tiling to splash back areas and tiled flooring.

To the kitchen:

A range of wall and base units in shaker style with co-ordinating roll edge work surfaces, one and a half stainless steel inset sink with drainer and mixer tap, PVCu double glazed window overlooking the side of the property, PVCu door with solid glass panel which leads on to the rear garden. Space and plumbing for a dishwasher. Space for fridge/freezer. Integrated appliances include four ring gas hob with overhead extractor hood and oven. High rise unit housing the electric box.

To the dining area:

Space for dining table and chairs, radiator, chimney breast with alcoves either side and an opening for a fireplace.



FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Skimmed and covered ceiling with inset spot lights, smoke detector, emulsioned walls and door ways lead off.

BEDROOM 1 (12' 11" max x 11' 0" max) or (3.94m max x 3.35m max)

Measurements into the alcoves. Skimmed and covered ceiling, ceiling light, emulsioned walls, radiator, three sets of PVCu double glazed windows overlooking the front aspect, chimney breast with alcoves either side and fitted carpet.

BEDROOM 2 (11' 8" x 10' 7") or (3.56m x 3.23m)

Skimmed and covered ceiling, ceiling light, access to loft with drop down ladder, emulsioned walls with one feature panelled wall, radiator, PVCu double glazed window overlooking the rear of the property, built in storage cupboard and fitted carpet.

BEDROOM 3 (7' 4" x 6' 3") or (2.24m x 1.90m)

Skimmed and covered ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect and fitted carpet.

SHOWER ROOM (6' 8" x 6' 8") or (2.02m x 2.02m)

Skimmed and covered ceiling with inset spot lights, part emulsioned/ part tiled walls with respatex panelling to the shower area, chrome heated towel rail, PVCu frosted double glazed window overlooking the rear of the property and wood effect vinyl flooring. Three piece suite in white comprising low level WC, wash hand basin with vanity beneath and walk in shower cubicle with sliding door and overhead shower.

OCCASIONAL ATTIC ROOM

Access via drop down ladder, laminate flooring, velux window and storage into eaves.

OUTSIDE

Fully enclosed larger than average rear garden, mainly laid to lawn with further areas laid to stone chippings and wood decking. Block built outhouse with power, lighting and plumbing for automatic washing machine and a further area for storage. Space to the side of the property with gated access leading to the driveway.


The front is low maintenance with double driveway.

NOTE

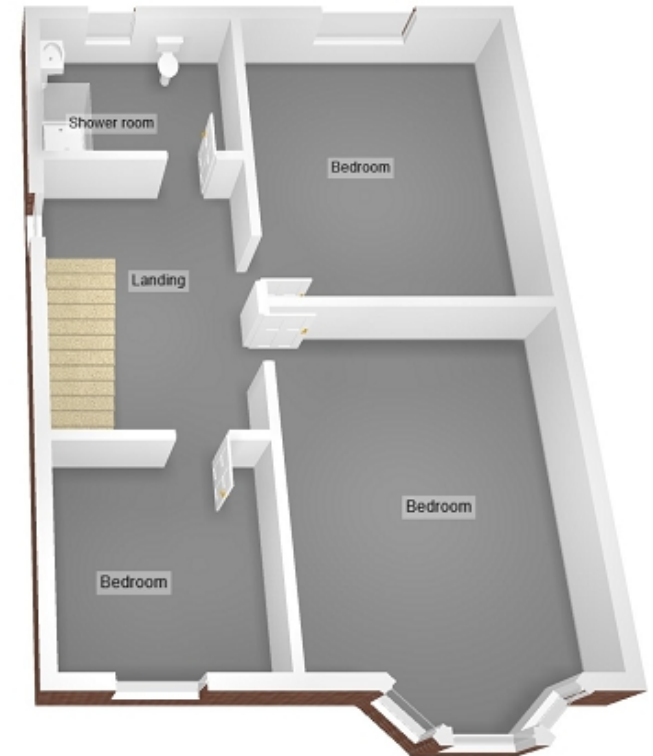
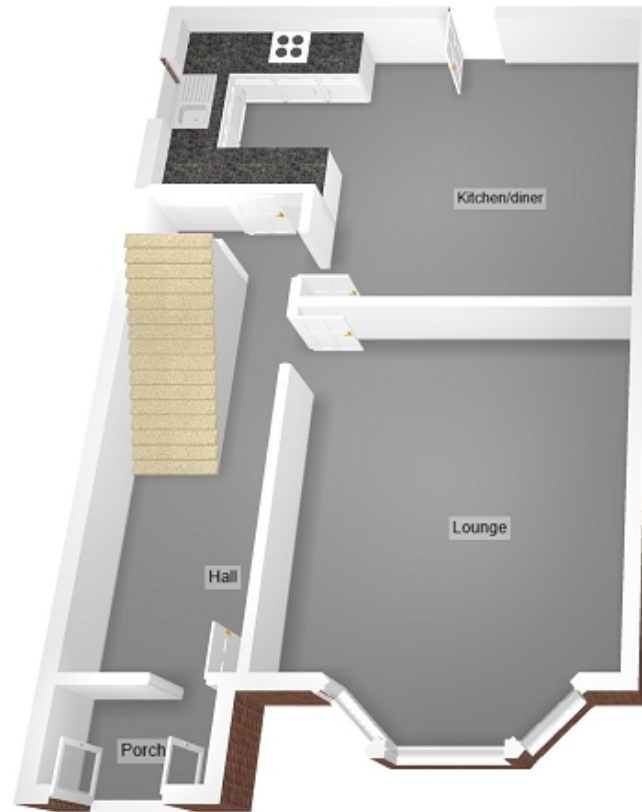
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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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