

Payton
Jewell
Caines



Glossop Terrace, Pencoed, Bridgend
County. CF35 5NL

£195,000

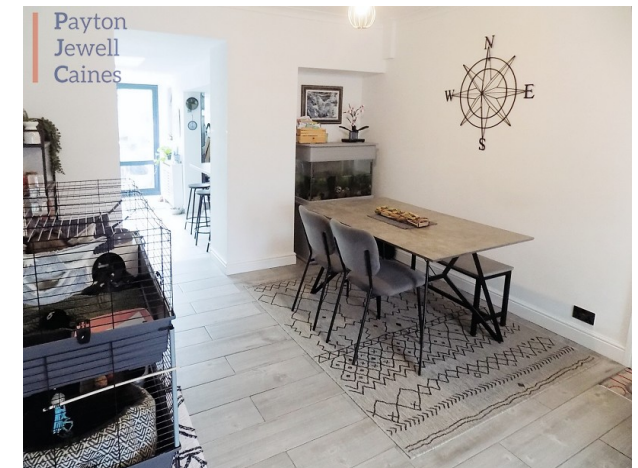
PJC PAYTON
JEWELL
CAINES

Glossop Terrace, Pencoed, Bridgend County. CF35 5NL

Lovely CHARACTER property in the heart of the town of Pencoed with large open lounge, open plan kitchen/diner, downstairs bathroom, three bedrooms, upstairs shower room and ENCLOSED PRIVATE REAR GARDEN.

£195,000 - Freehold

- Three bedroom mid terrace property
- Open plan kitchen/diner
- Gas combination boiler
- Walking distance to Pencoed town centre
- EPC -C , Council tax band - C
- Enclosed rear garden



DESCRIPTION

Three bedroom stone built terraced house of good size. To the ground floor there is an entrance hall, lounge and open plan kitchen/diner. To the first floor there is there are three bedrooms and a shower room. The property has an enclosed rear garden and can be found a few minutes walk from the town centre.

Pencoted 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 composite front door into the entrance hall finished with boarded and coved ceiling, centre pendant light, smoke alarm, emulsioned walls with dado rail, radiator, skirting board and stained floorboards. Stairs leading to first floor. Door way into lounge.

LOUNGE/DINER (21' 9" x 11' 6") or (6.64m x 3.50m)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, large PVCu double glazed window overlooking the front, skirting and tiled flooring with under floor heating. Opening into open plan kitchen/diner.

L-SHAPED KITCHEN / DINER (16' 6" max x 16' 0" max) or (5.03m max x 4.87m max)

Skimmed ceiling with recessed spot lights, Velux window, emulsioned walls with tiling to splash back areas, two radiators, skirting and tiled flooring. PVCu double glazed door leading to the rear garden with PVCu double glazed side glazed window. Door way leading to downstairs bathroom. A range of wall and base units in a Graphite grey with complementary roll top work surface. Space for freestanding electric range cooker, space for freestanding dishwasher and space for large American style fridge/freezer. Centre island with one and a half inset sink with chrome mixer tap and space for breakfast bar stools. Space for dining room table. Door way leading to pantry cupboard.

FAMILY BATHROOM (8' 6" max x 8' 0" max) or (2.60m max x 2.45m max)

Skimmed ceiling with recessed spot lights, tiled walls, radiator, frosted PVCu double glazed window overlooking the rear of the property and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with overhead electric shower. Alcove to small utility space with aqua panelled walls and space for housing a washing machine.

FIRST FLOOR LANDING

Via stairs to first floor with hand rail. Boarded and coved ceiling with centre pendant light, emulsioned walls with dado rail, skirting and stained floorboards. Door ways leading off to three bedrooms. Airing cupboard with hanging rail and storage space.

BEDROOM 2 (15' 3" max x 10' 5" max) or (4.65m max x 3.17m max)

Papered and coved ceiling, centre pendant light, emulsioned walls, two PVCu double glazed windows overlooking the front of the property, skirting and wood effect lino flooring.



BEDROOM 3 (11' 3" max x 8' 10" max) or (3.42m max x 2.70m max)

Papered and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, built in storage housing combination boiler, skirting and painted floorboards.

INNER LANDING

Further landing area leading to shower room and bedroom 1 with frosted double glazed window looking to the side of the property and fitted lino flooring.

SHOWER ROOM (7' 2" max x 4' 0" max) or (2.19m max x 1.22m max)

Skimmed ceiling, centre light, extractor fan, floor to ceiling tiled walls, wall mounted chrome towel radiator and lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and large walk in shower tray with chrome shower.

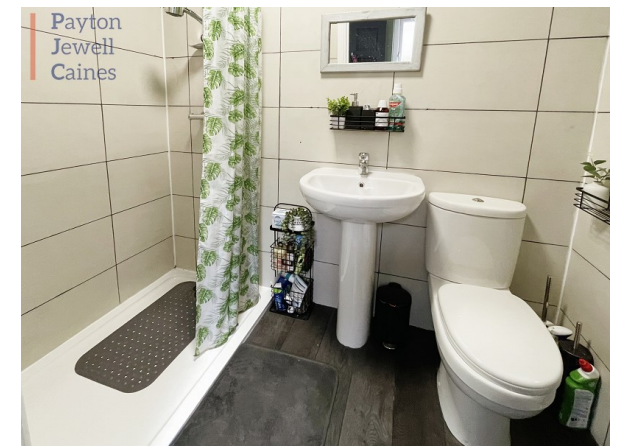
BEDROOM 1 (9' 5" max x 8' 8" max) or (2.87m max x 2.64m max)

Skimmed ceiling, centre pendant light, emulsioned walls, radiator, French doors to Juliet balcony with space for a small table and chairs overlooking the rear of the property, skirting and fitted lino flooring.


OUTSIDE

Enclosed private rear garden mainly laid to patio with raised borders for planting and space for shed to rear.

Small courtyard frontage enclosed by stone wall and wrought iron fence. Gate leading to paved pathway leading to front door and decorative stone.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	80	
(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.



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