

Payton
Jewell
Caines



St Johns Drive, Pencoed, Bridgend County.
CF35 5NF

£209,950



St Johns Drive, Pencoed, Bridgend County. CF35 5NF

Three bedroom semi detached BUNGALOW comprising entrance hall, lounge/diner, downstairs shower room, kitchen, downstairs bedroom, two further bedrooms to the first floor with ENSUITE W.C. to master, enclosed rear garden, off road parking and garage.

£209,950 - Leasehold

- Three bedroom semi detached bungalow
- Downstairs shower room
- Downstairs bedroom with two further bedrooms upstairs
- Ensuite W.C. to bedroom one
- Off road parking/ Garage
- Enclosed rear garden/ EPC - D , Council tax band - C



DESCRIPTION

Introducing this three bedroom semi detached bungalow situated in Pencoed. The property benefits from a downstairs bedroom and downstairs shower room as well as two bedrooms and an ensuite W.C. to the first floor.

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, library, 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 skimmed ceiling, centre pendant light, smoke detector, emulsioned walls with three quarter height shelf and feature panelling, radiator, skirting and fitted carpet. Stairs leading to the first floor. Doors leading to kitchen, downstairs bedroom, shower room and lounge/diner.

KITCHEN (11' 10" x 10' 8") or (3.61m x 3.24m)

Skimmed ceiling, centre light, emulsioned walls with tiling to splash back areas, radiator, skirting and tile effect lino flooring. A range of wall and base units in a light cream shaker style with a complementary roll top work surface. One and a half inset stainless steel sink with chrome mixer tap. Integrated dishwasher and fridge/freezer. Space for freestanding washing machine and tumble dryer. Integrated electric oven and four ring electric hob with overhead electric extractor. PVCu double glazed window overlooking the side of the property and a frosted PVCu double glazed door leading to the rear garden. Cupboard housing Worcester gas combination boiler.

DOWNSTAIRS BEDROOM (12' 3" max x 10' 8" max) or (3.74m max x 3.24m max)

Papered and coved ceiling, centre pendant light, papered walls, doors to built in wardrobe space, radiator, large PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

SHOWER ROOM (5' 7" x 5' 7") or (1.71m x 1.69m)

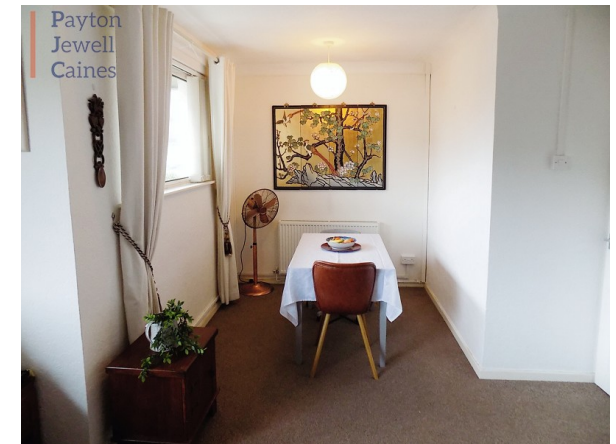
Skimmed ceiling, centre pendant light, emulsioned walls with tiling to splash back areas, chrome towel radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and tile effect lino flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and corner shower with curved glass screen and overhead electric shower.

LOUNGE/DINER (20' 10" max x 13' 9" max) or (6.36m max x 4.18m max)

Papered and coved ceiling, two centre pendant lights, papered walls, feature chimney breast with marble surround and marble hearth, two radiators, two large PVCu double glazed windows overlooking the front of the property, skirting and fitted carpet. Space for dining table and chairs.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Papered ceiling, centre pendant light, papered walls, skirting and fitted carpet.



BEDROOM 1 (14' 7" x 8' 11") or (4.45m x 2.72m)

Skimmed ceiling, centre spot lights, papered walls, large PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

EN-SUITE CLOAKROOM (4' 9" x 2' 8") or (1.45m x 0.81m)

Skimmed ceiling, centre light, emulsioned walls with tiling to splash back areas, skirting and tile effect lino flooring. Two piece suit comprising pedestal sink with chrome taps and low level WC.

BEDROOM 2 (14' 6" x 7' 7") or (4.41m x 2.30m)

Papered ceiling, papered walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet. Access to eaves storage.

OUTSIDE

Enclosed rear garden laid to patio with decorative stones, pathway leading to rear of the garden with the remainder laid to lawn. Side gate leading to the front of the property.

Off road parking to the front of the property with a large side space laid to decorative stones, further driveway leading to garage.

GARAGE


Electric up and over door.

NOTE

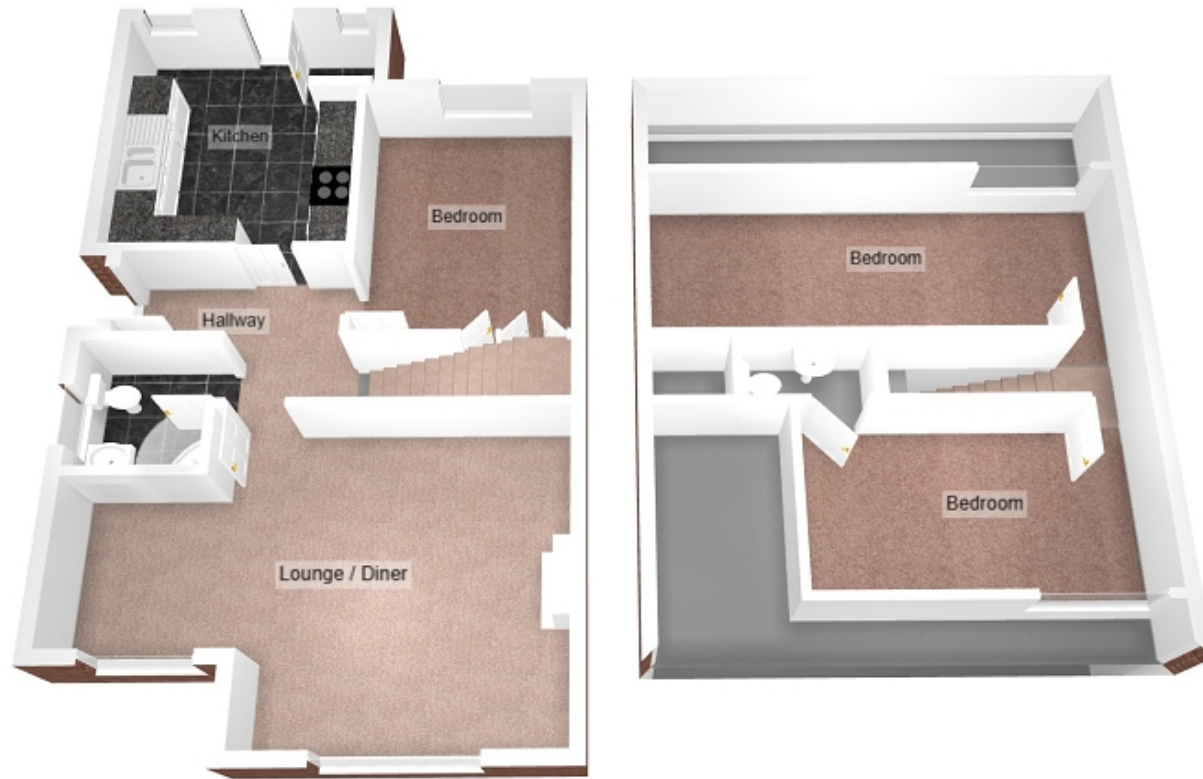
We have been advised that the property is leasehold, however title deeds have not been inspected.



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	56	
(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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