

Payton
Jewell
Caines



Deri Avenue, Pencoed, Bridgend County.
CF35 6TT

£225,000

PJC PAYTON
JEWELL
CAINES

Deri Avenue, Pencoed, Bridgend County. CF35 6TT

Good size three bedroom semi detached chalet BUNGALOW situated on a good size plot and comprising entrance hall, kitchen/diner, lounge, bathroom, two bedrooms to the ground floor and master bedroom with en suite and dressing area to the first floor. Enclosed rear garden, single garage and driveway parking. NO ONGOING CHAIN!

£225,000 - Freehold

- Well presented three double bedroom bungalow
- Quiet cul-de-sac location
- Bedroom one with en suite and dressing area
- Off road parking and garage
- Low maintenance front and rear gardens
- EPC - D / Council tax - C



DESCRIPTION

Introducing this three bedroom semi detached chalet bungalow situated in a cul-de-sac, the property benefits from a kitchen/diner, en suite and dressing area to bedroom one, off road parking and single garage. The property is offered for sale with no ongoing chain and viewing is recommended.

Pencoeed 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 glazed and frosted PVCu front door into the entrance hall.

ENTRANCE HALL

Plastered and emulsioned ceiling with two centre pendant lights, plastered and emulsioned walls, skirting and fitted oak flooring. Radiator, stairs leading to the first floor with under stairs storage. Sliding door leading into the kitchen/diner.

KITCHEN/DINER (16' 0" x 7' 1") or (4.87m x 2.17m)

Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls with tiling to splash back areas, skirting and fitted slate tiling to the floor. A range of base and wall units in shaker cream with complementary wood effect work top. Space for freestanding fridge/freezer, integrated electric oven with four ring electric hob and overhead extractor. One and half inset resin sink with chrome mixer tap, space for washing machine and PVCu double glazed window overlooking the side and front of the property. Radiator and space for dining table and chairs. Double doors leading into the lounge.

LOUNGE (15' 2" max x 12' 6" max) or (4.62m max x 3.81m max)

Artexed and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting and a continuation of the oak flooring. Radiator and PVCu double glazed window overlooking the front of the property. Chimney breast with feature gas fire, tiled hearth and wooden surround.

FAMILY BATHROOM (7' 3" x 4' 8") or (2.20m x 1.41m)

Plastered and emulsioned ceiling with inset spot lights, floor to ceiling tiled walls in white with feature border, tiled flooring, chrome towel rail radiator and frosted PVCu double glazed window overlooking the side of the property. Three piece suite comprising vanity wash hand basin with chrome mixer tap, low level w.c. and bath with chrome mixer tap and overhead chrome shower and bi-fold glass screen. Wall mounted medicine cabinet with mirror

BEDROOM (10' 6" x 8' 11") or (3.19m x 2.73m)

Plastered and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting, laminate flooring in wood effect, radiator and PVCu double doors leading out to the rear garden.



BEDROOM (11' 5" max x 9' 3" max) or (3.48m max x 2.83m max)

Plastered, emulsioned and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting, laminate flooring in wood effect, radiator and PVCu double glazed window overlooking the rear of the property. Two built in wardrobes with bi-folding doors.

LANDING

Via stairs with fitted carpet and handrail. Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting and fitted laminate flooring in wood effect. Storage cupboard with shelving and doorway leading to eaves storage which runs the span of the property and is boarded with lighting.

BEDROOM 1 (12' 8" x 9' 5") or (3.85m x 2.86m)

Plastered and emulsioned ceiling with centre pendant light, timber double glazed velux window, plastered and emulsioned walls, skirting and a continuation of the laminate flooring. PVCu double glazed window overlooking the side of the property, radiator and doorway leading into a walk in wardrobe/dressing area.

DRESSING AREA (6' 8" x 6' 2") or (2.03m x 1.89m)

Finished shelving and hanging rails and finished with plastered ceiling with centre light, velux window, plastered and emulsioned walls, skirting and laminate flooring. Radiator and doorway leading to eaves storage which is boarded.

EN-SUITE SHOWER ROOM (9' 2" x 4' 10") or (2.80m x 1.47m)

Plastered and emulsioned ceiling with centre light and extractor fan, half height tiled walls with feature border, aqua panel boards around the shower area and mosaic tiled flooring. Velux wooden double glazed window and chrome towel rail radiator. Three piece suite comprising vanity wash hand basin with chrome mixer tap, w.c. and large walk in shower with chrome mixer, overhead shower and aqua panels.

OUTSIDE


To the front of the property are gates leading to off road parking for 3/4 vehicles, low maintenance front garden with matures shrubs and decorative stone.

The driveway leads up to the garage with electric up and over door. Private and enclosed low maintenance rear garden with areas of decorative stone and artificial grass and pathway leading to a lean-to building to the rear of the garage currently used as a utility area with power, lighting and sink with cold water supply. Further space for a freestanding wooden shed.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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