

Payton  
Jewell  
Caines



Kennedy Drive, Pencoed, Bridgend County.  
CF35 6TW

£229,950

 PAYTON  
JEWELL  
CAINES



## Kennedy Drive, Pencoed, Bridgend County. CF35 6TW

A deceptively spacious three double bedroom semi detached DORMER BUNGALOW situated in the popular area of Pencoed. The accommodation comprises three reception rooms, kitchen, shower room, three double bedrooms, family bathroom, front and rear gardens, GARAGE and driveway parking. Viewing recommended.

**£229,950 - Freehold**

- THREE DOUBLE bedroom dormer Bungalow
- Three reception rooms / wood burner
- Downstairs shower room and upstairs bathroom
- Gardens to front and rear, EPC-E, Council tax band - E
- Single garage with driveway parking
- Internal viewing recommended





## DESCRIPTION

A deceptively spacious three double bedroom semi detached DORMER BUNGALOW in the popular area of Pencoed within close proximity of local shops and amenities. The property comprises three reception rooms, galley style kitchen, downstairs shower room. To the first floor there are three double bedrooms and family bathroom. The property further benefits from front and rear gardens, detached single garage and driveway parking. Internal viewing highly recommended.

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

Access via part glazed PVCu door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling with one centre light, smoke detector, emulsioned walls, radiator behind radiator cover and ceramic tiled flooring. Archway through to the kitchen.

## KITCHEN (9' 11" x 8' 9") or (3.02m x 2.66m)

Emulsioned and coved ceiling with one centre light and part tiled/part emulsioned walls. A range of wall and base units in high gloss white with complementary work top, space for freestanding dishwasher and under counter fridge. Integrated appliances include electric oven, five gas hob, cooker hood and wine cooler. Circular stainless steel sink with mixer tap and PVCu part glazed door to rear aspect with PVCu double glazed window to rear.

## RECEPTION 1 (14' 1" x 10' 11") or (4.28m x 3.33m)

Emulsioned and coved ceiling with one centre light, two wall lights, emulsioned walls with one feature papered wall, radiator and ceramic tiled flooring. Working wood burner and PVCu sliding patio doors giving access to the decked area and rear garden.

## RECEPTION 2 (12' 1" x 10' 10") or (3.68m x 3.29m)

Emulsioned and coved ceiling with modern down lights, emulsioned walls, access to under stairs storage cupboard and radiator. Large PVCu double glazed picture window to front aspect with top opening windows.

## RECEPTION 3 (8' 11" x 8' 11") or (2.71m x 2.71m)

Coved ceiling with one centre light, emulsioned walls, radiator and PVCu double glazed window to front aspect.

## SHOWER ROOM & W.C (6' 10" x 5' 6") or (2.09m x 1.68m)

Upvc double glazed window. Three piece suite with wc, counter top basin and corner shower cubicle with glazed doors.

## LANDING

Via stairs with handrail. Emulsioned and coved ceiling with one centre light and smoke detector. Access into attic space, emulsioned walls with one feature papered wall and glass balustrade. Storage cupboard.



## **BEDROOM 1 (16' 7" x 10' 5") or (5.05m x 3.17m)**

Emulsioned and coved ceiling with modern down lights, emulsioned walls, PVCu double glazed window to rear aspect, fitted carpet and double radiator. Juliet balcony with PVCu double glazed French doors that open outwards.

Access into eaves storage space.

## **BEDROOM 2 (11' 6" x 10' 11") or (3.51m x 3.32m)**

Coved ceiling with one centre light, emulsioned walls, radiator and PVCu double glazed window to front aspect and fitted carpet.

## **BEDROOM 3 (10' 11" x 8' 5") or (3.32m x 2.56m)**

Emulsioned and coved ceiling with modern down lights, emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet.

## **BATHROOM (5' 11" x 5' 4") or (1.80m x 1.63m)**

Emulsioned ceiling with modern down lights, fully tiled from floor to ceiling, wall mounted heated towel rail and PVCu double glazed window with frosted glass to side aspect. Three piece suite comprising low level w.c. wash hand basin with waterfall mixer tap set within vanity unit.

'P' shaped bath with waterfall mixer tap and mains fed shower with glass shower screen. Ceramic tiled flooring.

## **OUTSIDE**

The rear garden is bound by wood panel fencing laid to patio with a timber pergola and artificial grass. Wooden garden gates gives access to the front, driveway and garage.


The front is bound by low brick walling, laid mainly to chippings. Driveway parking for one vehicle and single garage with up and over door.

## **DIRECTIONS**

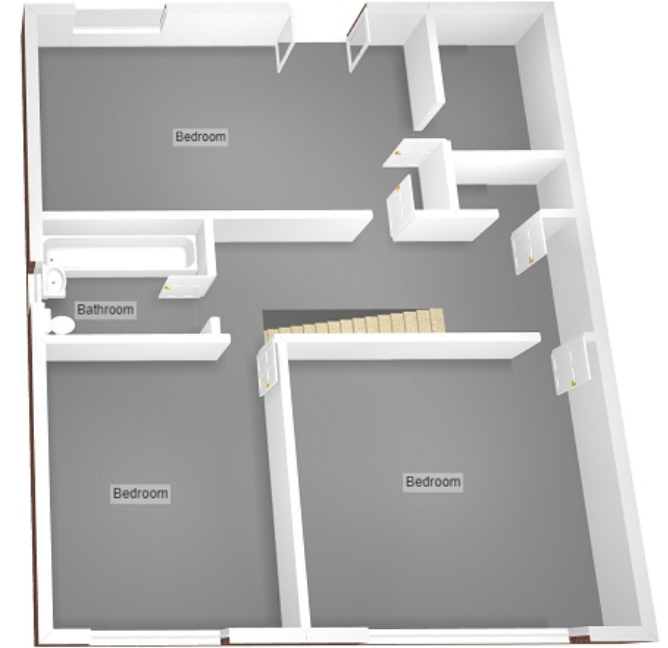
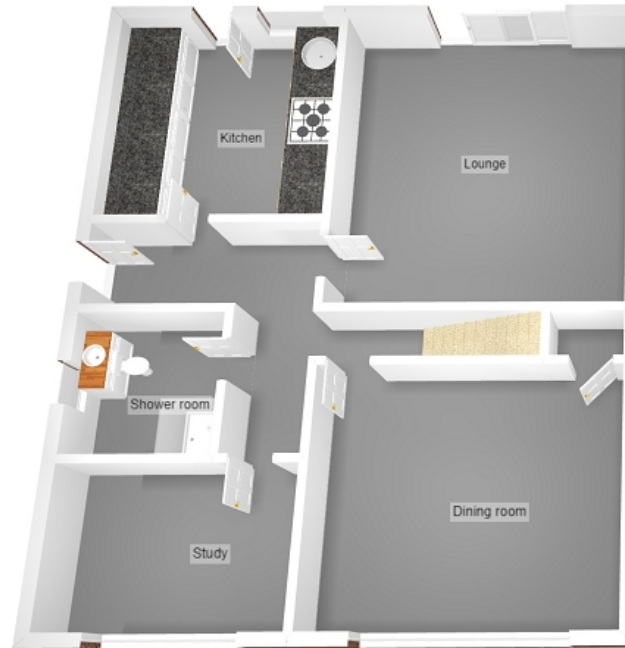
On entering Pencoed turn left onto Hendre road, continue along and take the 5th turning on the right onto Kennedy Drive, the property can be found on the right hand side.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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