

Payton
Jewell
Caines



Brynna Road, Pencoed, Bridgend, Bridgend
County. CF35 6PD

£350,000

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JEWELL
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Well presented DETACHED FIVE bedroom family home comprising entrance porch, inner hallway, study, downstairs cloakroom, lounge/dining room, kitchen, utility room, CONSERVATORY, 4 bedrooms, family bathroom, enclosed rear garden, large driveway to the front with parking for several vehicles. ANNEXE with lounge, kitchen, shower room and bedroom.

£350,000

- FLEXIBLE LIVING WITH SEPARATE ANNEXE
- FOUR bedroom house with self contained annexe
- Three reception rooms to main house
- ANNEXE with lounge, kitchen, shower room and bedroom
- Low maintenance South facing rear garden
- Off road parking, EPC-D / Council Tax E



DESCRIPTION

Introducing this well presented and spacious five bedroom detached house in the village location of Brynna which is close to the nearby towns of Talbot Green and Pencoed. The property benefits from a large lounge/dining room, conservatory, downstairs cloakroom, kitchen with utility room, off road parking to the front and an enclosed rear garden. The property also benefits from an ANNEXE comprising lounge, kitchen, shower room and bedroom that is accessed separately from the main property. Viewing highly recommended.

Brynna is a small village close to Pencoed that has a local primary school, sports clubs, pubs and some retail facilities. There are also some fantastic walks and open spaces.

Pencoed 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 TO MAIN HOUSE

Access via part stained glass PVCu door with frosted glazed panels to the side into the entrance hall.

ENTRANCE PORCH

Emulsioned walls with dado rail, skirting and wood effect laminate floor. Internal door into inner hallway. Door to study.

STUDY (7' 10" x 10' 4") or (2.40m x 3.15m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, wall mounted electric heater, skirting and a wood effect laminate floor.

INNER HALLWAY

Emulsioned walls, skirting and a continuation of the wood effect floor. Handy area underneath the stairs. Staircase leading to the first floor with open balustrade and fitted carpet.

DOWNSTAIRS CLOAKROOM

Central light fitting to remain, emulsioned walls, skirting, radiator, PVCu frosted double glazed window to side aspect and wood effect laminate floor. Two piece suite in white comprising WC and wall mounted wash hand basin with chrome mixer tap and tiling to splash back areas.

KITCHEN/BREAKFAST ROOM (11' 2" x 9' 6") or (3.40m x 2.90m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with central spot lights, coved ceiling, emulsioned walls, half height feature ceramic tile with tongue and groove wood panelling below, skirting and wood effect laminate floor. A range of low level and wall mounted kitchen units in cream with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and a half basin sink with swan neck tap and drainer. Integrated electric oven, microwave, four ring gas hob with overhead extractor hood and dishwasher. Space for breakfast table chairs. Pull out larder cupboard. Door through to utility. Artexed and coved ceiling with centre light, part tiled/part emulsioned walls with area of tongue and groove wood panelling. Serving hatch through to dining.



UTILITY

Frosted glazed PVCu door to the side, emulsioned walls, skirting and wood effect laminate floor. Under counter kitchen cupboards with a work surface. Plumbing for automatic washing machine, space for further white goods and a wall mounted Ideal gas fired combination boiler.

LOUNGE/DINER (12' 2" x 12' 6") or (3.70m x 3.80m)

Overlooking the front of the property via PVCu double glazed bow window with a fitted vertical blind and finished with central light fitting, emulsioned and coved ceiling, emulsioned walls, skirting and a wood effect laminate floor. Square arch way through into dining area.

DINING AREA (9' 10" x 11' 0") or (3.00m x 3.35m)

Double glazed sliding patio door leading into the conservatory and finished with central light fitting, emulsioned and coved ceiling, emulsioned walls, Serving hatch to kitchen, skirting and a continuation of the laminate floor.

CONSERVATORY (7' 1" max x 7' 5" max) or (2.15m max x 2.25m max)

Approximate measurements. Apex polycarbonate roof, hexagonal style floor to ceiling PVCu double glazing with sliding patio doors leading out to the rear, laminate floor and a radiator.

LANDING

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage with a pull down ladder, light fitting to remain, papered walls, skirting and fitted carpet.

BEDROOM 1 (10' 3" x 16' 5") or (3.12m x 5.00m)

Overlooking the front of the property via PVCu triple glazed window with fitted vertical blinds and finished with coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage comprising a triple fitted wardrobes.

BEDROOM 2 (17' 7" x 8' 6") or (5.35m x 2.60m)

Overlooking the front via PVCu triple glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Two fitted storage cupboards into the eaves.

BEDROOM 3 (10' 2" x 9' 6") or (3.10m x 2.90m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 4 (11' 6" x 8' 4") or (3.50m x 2.55m)

Overlooking the rear via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, wall mounted heated chrome towel rail, full height ceramic tiles to the wall and laminate flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, bath with chrome mixer tap with over bath plumbed shower with hand attachment, rainwater head and a glazed shower screen.

ANNEXE



LOUNGE (9' 10" x 12' 2") or (3.0m x 3.70m)

Access into lounge space via PVCu sliding patio doors with fitted vertical blind. Double glazed ceiling lantern, PVCu triple glazed windows at high level to the rear and sliding patio door to the garden space. The lounge is finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, wall mounted electric heater, skirting and a laminate floor. Open through into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (12' 6" x 7' 3") or (3.80m x 2.20m)

Double glazed Velux skylight and a PVCu triple glazed frosted window to the side. The kitchen comprises a range of wall mounted and low level shaker style units in cream with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. inset sink with mixer tap and drainer. Integrated electric oven with electric hob and overhead extractor hood. Under counter fridge and freezer. Space for a bistro table and chairs. Wall mounted electric heater.

REAR CORRIDOR

Access to loft storage, emulsioned ceiling and walls, skirting and laminate floor.

SHOWER ROOM

PVCu frosted glazed window to the side and a double glazed Velux sky light, sloping mansard ceiling with recessed LED spot lights, emulsioned walls with half height respatex and wall mounted heated chrome towel rail. Three piece suite comprising WC, quadrant style corner shower cubicle with sliding glazed door housing a plumbed shower with a hand attachment and rainwater head, wash hand basin with chrome mixer tap and vanity shelf with storage below.

BEDROOM 5 (9' 2" x 8' 2") or (2.80m x 2.50m)

Overlooking the front via PVCu triple glazed sliding patio doors(can also be used as a main entrance), PVCu triple glazed frosted window to the side with a fitted vertical blind to both and a double glazed Velux skylight. Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and laminate floor.

OUTSIDE

Enclosed rear garden laid to patio with side access back to the front bounded by fence and laurel bushes.

Enclosed front garden laid to block paviour suitable for parking up to six cars with gated access.


NOTE

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



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		82
(69-80) C		
(55-68) D	60	
(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.



www.pjchomes.co.uk

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