

Payton
Jewell
Caines



Heol Las, Pencoed, Bridgend County. CF35
6YW

£220,000

PJC PAYTON
JEWELL
CAINES

Heol Las, Pencoed, Bridgend County. CF35 6YW

Three bedroom EXTENDED semi detached house comprising entrance hall, TWO RECEPTION ROOMS, downstairs shower room, kitchen/diner, three bedrooms, family bathroom to first floor, OCCASIONAL ATTIC ROOM, enclosed good sized REAR GARDEN and OFF ROAD PARKING. Early viewing highly recommended.

£220,000 - Freehold

- Three bedroom semi detached extended house
- Open plan kitchen/diner
- Two reception rooms/ EPC - D, council tax band - B
- Downstairs shower room plus upstairs bathroom
- Occasional attic room
- Enclosed rear garden/ Off road parking



DESCRIPTION

Introducing this extended three bedroom semi detached house situated in Pencoed and benefiting from two reception rooms, downstairs shower room plus upstairs bathroom, occasional attic room, good sized rear garden and off road parking.

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, library and is bordered by open common land and semi-rural areas.

Further Information

Flood risk - very low

Conservation area - no

Mobile coverage- EE, Vodafone, Three, O2

Broadband - Basic 16 Mbps Superfast 55 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with skimmed and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, two radiators, skirting and light grey wood effect laminate flooring . Stairs leading to first floor. Doors leading to lounge, reception 2, downstairs shower room and kitchen/diner.

LOUNGE (12' 10" x 12' 4") or (3.91m x 3.76m)

Textured and coved ceiling, centre spot light, emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring. Chimney breast with alcoves either side. Double doors leading into second reception room.

RECEPTION 2 (10' 10" max x 9' 11" max) or (3.31m max x 3.01m max)

Papered and coved ceiling, centre pendant light, emulsioned walls, radiators, PVCu double glazed French doors leading to rear garden, skirting and wood effect laminate flooring. Chimney breast with alcoves either side. Double doors to lounge.

DOWNSTAIRS SHOWER ROOM (6' 6" x 4' 11") or (1.99m x 1.51m)

PVCu cladded ceiling with sunken spot lights, extractor fan, PVCu frosted double glazed window overlooking the rear of the property, tiled walls and flooring. Three piece suite comprising WC set within vanity unit, vanity sink unit with chrome taps, large walk in shower with overhead shower and glass sliding shower screen.



KITCHEN/DINER (23' 9" x 9' 6") or (7.25m x 2.90m)

Emulsioned ceiling with sunken spot lights, lights above breakfast bar, emulsioned walls with matching upstands, large PVCu double glazed window overlooking the rear garden, skirting and light grey wood effect laminate flooring. Vertical radiator and one horizontal radiator. French doors leading to the front of the property. PVCu frosted glazed door leading to the rear garden. A range of wall and base units in a slab grey gloss effect with counter lighting and complementary square edge marble effect work surface. Breakfast bar. Space for washing machine. Inset one and a half resin sink with chrome mixer tap. Electric oven with four ring electric hob and overhead extractor fan. Space for American style fridge/freezer. Space for dining room table and chairs.

FIRST FLOOR LANDING

Via stairs with spindle balustrade. Emulsioned and coved ceiling with sunken spot lights, part papered/part emulsioned walls with half height panelling and fitted carpet. Doors leading to three bedrooms and family bathroom. Staircase leading to occasional attic room.

FAMILY BATHROOM (6' 4" x 5' 9") or (1.94m x 1.74m)

Skimmed ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, wall mounted towel radiator, PVCu frosted double glazed window overlooking the rear garden and lino flooring. Three piece suite comprising WC set within vanity unit, vanity sink unit with chrome mixer tap and curved bath with overhead electric shower, chrome mixer taps and curved folding glass screen.

BEDROOM 1 (13' 0" max x 12' 6" max) or (3.96m max x 3.80m max)

Skimmed ceiling with centre pendant light, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

BEDROOM 2 (10' 2" x 10' 0") or (3.10m x 3.05m)

Measurement to the face of the wardrobes. Papered ceiling, centre pendant light, emulsioned walls with one feature papered wall, dado rail, radiator, PVCu double glazed window overlooking the rear of the property, built in wardrobes with one wardrobe housing gas combination boiler, skirting and wood effect laminate flooring.

BEDROOM 3 (8' 10" max x 7' 11" max) or (2.69m max x 2.41m max)

Papered ceiling, centre pendant light, textured paper walls, radiator, PVCu double glazed window overlooking the front of the property, built in storage with hanging rail and shelving, skirting and wood effect laminate flooring.

SECOND LANDING

Staircase leading to occasional attic room.

OCCASIONAL ATTIC ROOM (17' 5" max x 10' 5" max) or (5.30m max x 3.17m max)

Skimmed ceiling with sunken spot lights, two Velux windows overlooking the rear of the property, radiator, emulsioned walls, skirting and fitted carpet. Doors leading to eaves storage space with hanging rails.



OUTSIDE

Double gates leading to driveway with off road parking for two vehicles. Area laid to lawn which could be further developed for extra off road parking. Double outside sockets. Paved area leading to front door with overhead canopy and outside light.

Enclosed rear garden by feather edge fencing and laid to artificial grass, large area laid to lawn, small decked area ideal for garden furniture and overhead pergola with shelter.


NOTE

We have been advised that the property is freehold, however 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		
(69-80) C		78
(55-68) D	67	
(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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