



Maerdy Park, Pencoed, Bridgend County.  
CF35 5HX

£239,950



# Maerdy Park, Pencoed, Bridgend County. CF35 5HX

Two bedroom DETACHED house comprising entrance hall, DOWNSTAIRS WC, kitchen, lounge, CONSERVATORY, converted garage giving utility space/ study, two bedrooms, family bathroom, ENCLOSED rear garden and OFF ROAD PARKING. Early viewing highly recommended.

£239,950

- Two bedroom detached property
- Conservatory
- Converted garage giving utility/study space
- Downstairs WC
- Enclosed rear garden
- Off road parking/ EPC - D , Council tax band C





## DESCRIPTION

Introducing this beautifully presented two bedroom detached house situated in Pencoed benefiting from conservatory, downstairs WC, converted garage giving utility space/study but could be converted to a second living space or bedroom and off road parking for up to five cars. Early viewing highly recommended.

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, 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 PVCu wood effect frosted glazed door with glazed side panel into the entrance hall finished with artexed and coved ceiling, emulsioned walls, grey tile effect laminate flooring. Doors leading off.

## KITCHEN (10' 0" x 8' 3") or (3.05m x 2.52m)

Artexed ceiling, fluorescent lighting, white metro tiles to splash back areas and PVCu window overlooking the front of the property. A range of wall and base units in white gloss with complementary marble effect work surface. One and a half stainless steel drainer sink. Oven with hob and overhead extractor. Integrated appliances include fridge and freezer. Cupboard housing a Combination boiler.

## DOWNSTAIRS W.C.

Artexed ceiling, fully tiled walls, PVCu window overlooking the front of the property and wood effect laminate flooring. Two piece suite comprising WC and sink set within vanity unit.

## LOUNGE (18' 11" max x 8' 6" max) or (5.77m max x 2.58m max)

Measurements into the recess. Artexed and coved ceiling, ceiling fan, emulsioned walls, large PVCu full height window overlooking the rear garden, radiator, wall mounted electric fire to remain with decorative feature tiling behind, shelf and brick hearth, wood effect laminate flooring. Stairs leading to first floor. Arch way into conservatory.

## CONSERVATORY

Vaulted ceiling with centre light and fan, part emulsioned walls, radiator, PVCu double glazed units set on dwarf wall, single glazed door leading to rear garden and wood effect laminate flooring. Door leading into converted garage.

## CONVERTED GARAGE (18' 4" x 8' 2") or (5.60m x 2.48m)

Currently used as a utility/ study space but could be converted back to a garage or made into a sitting room/ bedroom. PVCu ceiling, fluorescent lighting, emulsioned brick work, radiator, large PVCu window overlooking the front of the property and laminate flooring. Selection of built in units offering plenty of storage. Space for washing machine and tumble dryer.

## FIRST FLOOR LANDING

Via stairs. Artexed ceiling, access to loft, emulsioned walls, doors leading off. Airing cupboard with radiator and shelving. Door to converted attic storage space with lighting and power.



## **BEDROOM 1 (11' 1" x 8' 8") or (3.37m x 2.63m)**

Artexed ceiling, ceiling fan, emulsioned walls, radiator, PVCu window overlooking the front and wood effect laminate flooring.

## **BEDROOM 2 (16' 1" x 8' 8") or (4.90m x 2.65m)**

Artexed ceiling, ceiling fan, emulsioned walls, radiator, PVCu window overlooking the rear garden and laminate flooring.

## **BATHROOM (7' 8" x 4' 4") or (2.33m x 1.31m)**

Artexed ceiling, fully tiled walls, PVCu window overlooking the front, towel rail and marble effect laminate flooring. Three piece suite in white comprising WC, pedestal wash hand basin and Jacuzzi bath with overhead electric shower.

## **OUTSIDE**

Rear garden bounded by fence and laid to patio area ideal for garden furniture with steps leading up to gravel area with wooden shed and shrubs. Side gated access to the front of the property.

Open aspect front garden with large driveway suitable for parking up to five cars.


## **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](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(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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