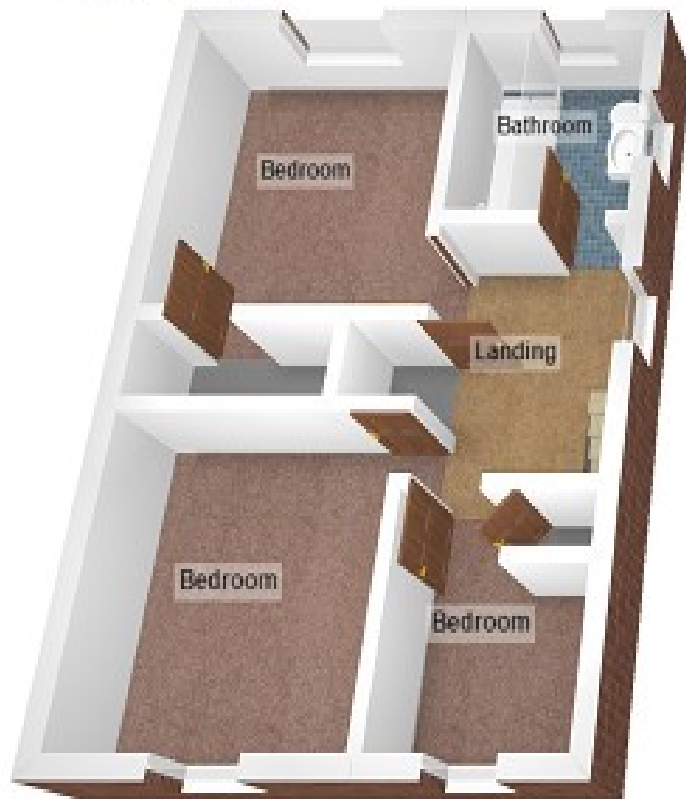


Payton Jewell Caines



Coed-y-graig, Pencoed, Bridgend County.
CF35 6YT

£219,950



Coed-y-graig, Pencoed, Bridgend County. CF35 6YT

Three / four bedroom semi detached house comprising lounge, dining area, UTILITY, kitchen, DOWNSTAIRS WC, three bedrooms and family bathroom. ANNEXE comprises lounge, bedroom and shower area. Enclosed rear garden and OFF ROAD PARKING. Early viewing highly recommended.

£219,950 - Freehold

- 3/4 bedroom semi detached house
- Cul de sac location
- Kitchen with utility
- Large rear garden and off road parking
- Annexe accommodation to the side
- EPC - D / Council tax - D



DESCRIPTION

Introducing this 3/4 bedroom semi detached house benefiting from Annexe which includes, lounge, bedroom and shower area. The property also offers a good sized garden and off road parking.

The annexe provides a bedroom, shower room and living space which then connects to the utility area and kitchen of the main house which would be ideal for an independent older child, extended family or those with mobility issues.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor Junction 35 and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, 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 frosted glazed PVCu front door with glazed side panel into the entrance hall finished with skimmed ceiling, centre pendant light, emulsioned walls, radiator, skirting and lino tiled flooring. Stairs leading to first floor. Door to lounge.

ENTRANCE HALL

LOUNGE (15' 4" max x 14' 2" max) or (4.68m max x 4.31m max)

Skimmed and coved ceiling with sunken spot lights, emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring. Arch way leading to dining area.

DINING ROOM (9' 7" max x 8' 4" max) or (2.91m max x 2.55m max)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed French doors leading to the rear garden, skirting and a continuation of the laminate flooring. Door to kitchen.

KITCHEN (9' 10" max x 7' 7" max) or (3.0m max x 2.32m max)

Skimmed and coved ceiling with centre strip light, tiled walls, radiator, large PVCu double glazed window overlooking the rear of the property, skirting and tiled flooring. A range of grey wall and base units with a complementary roll top work surface. Sink and drainer with mixer tap. Integrated electric oven and four ring gas hob. Space for dishwasher and under counter fridge. Door to pantry cupboard with shelving. PVCu part glazed door leading to utility area.

UTILITY (8' 8" max x 8' 3" max) or (2.64m max x 2.52m max)

Textured ceiling, centre strip light, emulsioned walls with tiling to splash back areas, skirting and tiled flooring. A range of base units with roll top work surface and integrated stainless steel sink with chrome mixer tap. Space for washer/dryer. Space for freestanding fridge/freezer. Part glazed wooden stable style door leading to rear garden. Timber framed double glazed window overlooking the rear of the property.



DOWNSTAIRS W.C. (5' 11" x 4' 2") or (1.81m x 1.26m)

Textured ceiling, centre light, emulsioned walls with tiling to splash back areas, frosted PVCu double glazed window overlooking the front of the property, skirting and tiled flooring. Two piece suite comprising low level WC and pedestal wash hand basin with chrome taps.

ANNEXE LOUNGE (13' 9" x 9' 10") or (4.19m x 3.0m)

Skimmed ceiling, centre light, smoke alarm, emulsioned walls, skirting and fitted carpet. PVCu frosted double glazed door giving separate access to the annexe and PVCu double glazed window overlooking the front of the property. Door way to bedroom.

ANNEXE BEDROOM/ WALK IN WARDROBE (8' 10" x 7' 1") or (2.69m x 2.17m)

Currently used as a walk in wardrobe. Skimmed ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Opening into shower area.

ANNEXE SHOWER AREA (8' 10" x 2' 10") or (2.68m x 0.87m)

Skimmed ceiling, light, extractor fan, PVCu frosted double glazed window overlooking the rear of the property, panelled walls around shower area with shower curtain and tile effect lino flooring.

LANDING

Via stairs with fitted carpet and hand rail. Skimmed ceiling, centre pendant light, access into attic, emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom. Airing cupboard housing gas combination boiler.

BATHROOM (7' 6" max x 5' 4" max) or (2.28m max x 1.63m max)

Skimmed ceiling with sunken spot lights, extractor fan, emulsioned walls, tiled walls, large PVCu frosted double glazed window overlooking the rear of the property, wall mounted mirror, frosted PVCu glazed window overlooking the side of the property, black towel radiator and tile effect lino flooring. Three piece suite comprising low level WC, wall hung vanity sink unit with black waterfall tap and large walk in shower with black shower mixer.

BEDROOM 1 (12' 11" max x 11' 2" max) or (3.93m max x 3.41m max)

Skimmed ceiling, centre light, emulsioned walls, large wall mounted mirror, radiator, large PVCu double glazed window overlooking the front of the property, skirting and light grey wood effect laminate flooring.

BEDROOM 2 (11' 2" x 8' 2") or (3.40m x 2.49m)

Measurements to the face of the fitted storage. Textured and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Door to built in storage with shelving.

BEDROOM 3 (10' 1" max x 7' 4" max) or (3.08m max x 2.23m max)

Textured and coved ceiling, centre light, emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property, built in storage over the stairs with shelving and hanging rail, skirting and white wood effect lino flooring.



OUTSIDE

Enclosed private rear garden laid to large decked area. Access to the utility.


Off road parking for two vehicles with an area to the side which could be extended for further off road parking which is currently laid to decorative stone with raised beds. Small decked area to the front of the Annexe. Outside tap.

NOTE

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(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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