



Payton
Jewell
Caines

Plouzane Road, Pencoed, Bridgend,
Bridgend County. CF35 5LN

£255,000

PJC PAYTON
JEWELL
CAINES

Plouzane Road, Pencoed, Bridgend, Bridgend County. CF35 5LN

Well presented four bedroom mid terraced house comprising entrance hall, lounge, downstairs w.c. open plan kitchen/diner, EN SUITE to master bedroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing highly recommended.

£255,000 - Freehold

- Well presented four bedroom house
- Open plan kitchen/diner
- Downstairs w.c.
- En suite to master bedroom
- Enclosed rear garden
- Driveway parking and garage
- EPC - C / Council tax -



DESCRIPTION

Introducing this well presented four bedroom house benefiting from an open plan kitchen/diner, downstairs w.c., EN SUITE to master bedroom, enclosed rear garden, off road parking and garage. Viewing 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, 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 glazed and frosted wooden door into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling with centre pendant light, smoke alarm, fitted carpet and skirting. Spindle banister staircase leading to the first floor with handrail and fitted carpet. Access to the lounge, kitchen/diner and downstairs w.c.

DOWNSTAIRS W.C. (5' 7" x 3' 1") or (1.70m x 0.95m)

Emulsioned ceiling with centre pendant light, part emulsioned / part tiled walls, skirting, radiator, PVCu frosted double glazed window overlooking the front of the property and vinyl flooring. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome mixer tap. Wall mounted electric consumer box and feature pebble wall with built in mirrors.

KITCHEN/DINER (14' 0" x 9' 5") or (4.27m x 2.87m)

Emulsioned ceiling with centre light, emulsioned walls with sub way tiling to the splash back areas, skirting and vinyl flooring. Radiator, PVCu double glazed bay window overlooking the front of the property with seating and wall mounted gas boiler. A range of base and wall units with complementary roll top work surfaces, integrated electric oven and four ring gas burner with stainless steel back splash and overhead extractor fan. Space for washing machine, tumble dryer, dishwasher and fridge/freezer. Ample space for dining table and chairs.

LOUNGE (16' 4" max x 11' 8" max) or (4.97m max x 3.55m max)

Emulsioned and coved ceiling with two centre lights, emulsioned walls with one feature papered wall, two radiators, skirting and fitted carpet. PVCu double glazed French doors leading to the rear garden and PVCu double glazed window overlooking the rear garden.

LANDING

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting and a continuation of the fitted carpet. Airing cupboard with shelving.

FAMILY BATHROOM (6' 7" max x 5' 7" max) or (2.01m max x 1.70m max)

Emulsioned ceiling with centre pendant light and extractor fan, emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap. Radiator and PVCu frosted double glazed window to the front of the property.



BEDROOM 2 (11' 4" max x 9' 4" max) or (3.46m max x 2.85m max)

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property. Double built in wardrobes with hanging rails and shelving.

BEDROOM 3 (10' 4" x 9' 5") or (3.14m x 2.87m)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator, PVCu double glazed window to the front of the property. Double built in wardrobe with hanging rails. Cupboard housing the hot water tank.

BEDROOM 4 (7' 9" max x 6' 9" max) or (2.35m max x 2.05m max)

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

SECOND FLOOR LANDING

Via stairs with fitted carpet, spindle balustrade and handrail.

BEDROOM 1 (20' 6" x 10' 10") or (6.26m x 3.31m)

Emulsioned and coved ceiling with centre pendant light, access to the loft, emulsioned walls, skirting and fitted carpet. Two wall mounted radiators and PVCu double glazed window overlooking the front of the property and double glazed velux window overlooking the rear of the property. Double built in wardrobe with hanging rails and shelving and door leading into the en suite.

EN SUITE (8' 4" max x 7' 7" max) or (2.53m max x 2.30m max)

Emulsioned ceiling with centre pendant light, extractor fan, emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and walk in shower with glass sliding door. Radiator and PVCu frosted double glazed window overlooking the rear of the property.


OUTSIDE

Enclosed rear garden laid to decking with an area laid to artificial grass with decorative stone borders. Rear gate leading to driveway parking and garage with power.

To the front of the property is a brick wall with decorative stone and pathway leading to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(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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