

Payton  
Jewell  
Caines



Woodstock Gardens, Pencoed, Bridgend  
County. CF35 6ST

£249,950



## Woodstock Gardens, Pencoed, Bridgend County. CF35 6ST

Modern three bedroom DETACHED house comprising entrance hall, downstairs w.c. kitchen, lounge, CONSERVATORY, three bedrooms, family bathroom, enclosed rear garden, integral SINGLE GARAGE and off road parking for two cars. MUST BE VIEWED!

£249,950

- Modern three bedroom detached house
- Conservatory to the rear. Summerhouse to remain
- Low maintenance enclosed rear garden with summer house
- Two double bedrooms and one single
- Modern fitted kitchen and bathroom
- Ideal first time purchase
- EPC - C/ Council tax band - D



## DESCRIPTION

Introducing this modern and well presented three bedroom detached house which benefits from a conservatory to the rear, a low maintenance rear garden, integral single garage with off road parking and is within easy walking distance of Pencoed, the local schools and mainline train station. Viewing is 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, 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 into the entrance hall.

## ENTRANCE HALL

Coved ceiling, papered walls with half height feature dado rail, skirting and wood effect laminate flooring. Courtesy door into the single garage.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the side with a fitted roller blind and finished with a coved ceiling, emulsioned walls with half height ceramic tiles and tiled flooring. Two piece suite in white comprising low level w.c. and wash hand basin with storage below and chrome wall mounted heated towel rail.

## KITCHEN (8' 0" x 9' 6") or (2.45m x 2.90m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling with central spot lights, emulsioned walls and ceramic tiled flooring. A range of low level and wall mounted units in an oak finish with brushed chrome handles and a complementary roll top work surface and acrylic splash back. Inset one and a half basin sink with mixer tap and drainer, space for cooker with glass splash back and space for under counter fridge. Built in breakfast bar and plumbing for automatic washing machine.

## LOUNGE (11' 10" x 19' 8") or (3.60m x 6.0m)

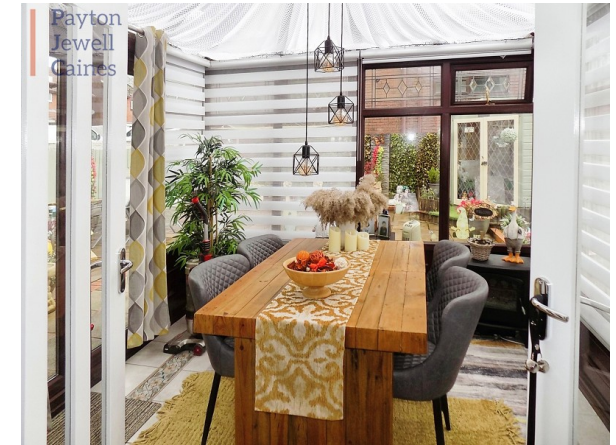
Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and french doors leading into the conservatory. The lounge is finished with a central light fitting, coving and ceiling rose, papered walls with half height feature dado rail, skirting and fitted carpet. Wall mounted electric feature fireplace with oak mantle.

## CONSERVATORY (9' 6" x 9' 2") or (2.90m x 2.80m)

Three aspects of PVCu double glazing with fitted day and night roller blinds, central light fitting and PVCu double glazed French doors leading out to the rear patio. Ceramic tiled flooring.

## LANDING

Via stairs with fitted carpet and wooden and wrought iron staircase. Access to loft storage via a pull down ladder. Coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet.



## BATHROOM

PVCu frosted glazed window with a fitted venetian and roller blind to the front, central light fitting, coved ceiling, PVCu clad walls and ceramic tiles to the floor. Three piece suite in white comprising w.c. raised wash hand basin with swan neck tap, vanity shelf and storage below and bath with chrome waterfall tap and over bath electric shower with side concertina glazed door. Heated chrome towel rail.

## BEDROOM 1 (12' 2" x 12' 8") or (3.70m x 3.85m)

Overlooking the rear via PVCu double glazed window with a fitted venetian and roman blind and finished with a coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet.

## BEDROOM 2 (12' 2" x 9' 2") or (3.70m x 2.80m)

Overlooking the front via PVCu double glazed window with a fitted roman blind and finished with a coved ceiling, papered walls with half height feature dado rail, skirting and wood effect laminate flooring. Two fitted storage cupboards.

## BEDROOM 3 (9' 4" x 9' 4") or (2.85m x 2.85m)

L shaped third bedroom with coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet. PVCu double glazed window with a fitted roman blind overlooking the rear garden. Fitted storage cupboard and built in desk area.

## OUTSIDE

Enclosed rear garden featuring a corner summer house, water feature, storage shed and covered pergola area. Side access back to the front of the property.

Open aspect front garden laid to lawn and driveway parking for two vehicles side by side.

## GARAGE


Light, power, wall mounted Worcester gas fired combination boiler and traditional up and over door.

## 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)