

Payton
Jewell
Caines



Dol Wen, Pencoed, Bridgend County. CF35
6RS

£219,950

 PAYTON
JEWELL
CAINES

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Three bedroom semi detached house comprising entrance porch, entrance hall, lounge, extended open plan kitchen/dining/living, downstairs w.c. family bathroom, good size enclosed rear garden, outside shed with power to remain and OFF ROAD PARKING for 3/4 vehicles. Viewing highly recommended.

£219,950 - Freehold

- Three bedroom semi detached house
- Quiet cul-de-sac location
- Extended open plan kitchen/dining/living
- Off road parking for 3/4 vehicles
- Enclosed low maintenance garden
- EPC - C / Council tax - C



DESCRIPTION

Introducing this three bedroom semi detached house located within easy walking distance of Pencoed primary school. The property benefits from an extended open plan kitchen/dining/living area, downstairs w.c. good size enclosed rear garden and ample 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 and is bordered by open common land and semi-rural areas.

ENTRANCE

Via part glazed and frosted PVCu door into the entrance porch.

ENTRANCE PORCH (5' 5" x 4' 0") or (1.66m x 1.22m)

Emulsioned ceiling with centre light, emulsioned walls, skirting, fitted carpet, opening into the entrance hall. PVCu double glazed window overlooking the front of the property,

ENTRANCE HALL

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting, fitted carpet and radiator. Doorway leading to the lounge and stairs leading to the first floor.

LOUNGE (14' 1" max x 12' 1" max) or (4.30m max x 3.68m max)

Textured, papered and coved ceiling with centre light, emulsioned walls with one feature papered wall, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Feature chimney breast with alcoves either side with electric fire, marble hearth, surround and mantle. Door leading into the kitchen/diner.

KITCHEN/DINER/LIVING ROOM (20' 8" max x 17' 4" max) or (6.30m max x 5.28m max)

Extended open plan space finished with emulsioned ceiling with with inset spot lights, smoke alarm, two pendant lights and two wooden framed velux windows. Emulsioned walls with one feature papered wall, skirting, three radiators and tiled flooring in gloss marble effect. PVCu double glazed window overlooking the side of the property and two PVCu double glazed windows to the rear of the property. PVCu double glazed French doors leading out to the rear garden. Space for good size table and chairs and L-shaped sofa. The kitchen comprises a range of wall and base units in high gloss cream with centre island, large Range gas cooker to remain and one and half ceramic inset sink with chrome mixer tap. Space for washing machine, tumble dryer and American style fridge/freezer, integrated dishwasher and wine cooler. Door leading to the downstairs w.c.

DOWNSTAIRS W.C. (5' 3" x 3' 8") or (1.60m x 1.13m)

Papered ceiling with centre spot lights, papered walls, skirting, a continuation of the tiled flooring, radiator and frosted PVCu double glazed window overlooking the side of the property. Two piece suite comprising low level w.c. and wash hand basin with chrome mixer tap set within a vanity unit. Wall mounted mirror.



LANDING

Via stairs with fitted carpet. Papered ceiling with centre pendant light, smoke alarm, access to the loft via a pull down ladder which is boarded with lighting. Emulsioned walls, skirting, fitted carpet and PVCu double glazed window overlooking the side of the property.

BEDROOM 1 (12' 1" max x 10' 6" max) or (3.69m max x 3.21m max)

Textured, papered and coved ceiling with centre light, emulsioned walls with one feature papered wall, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Wall to wall built in wardrobes with two mirrored doors, one housing the combination gas boiler.

BEDROOM 2 (10' 10" max x 9' 6" max) or (3.30m max x 2.89m max)

Papered and coved ceiling with centre light, emulsioned walls with one feature papered wall, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property. Built in storage with hanging rails, shelving and two mirrored sliding doors. Space for further freestanding wardrobes.

BEDROOM 3 (8' 4" max x 6' 6" max) or (2.54m max x 1.98m max)

Textured, papered and coved ceiling with centre pendant light, emulsioned walls with one feature papered wall, skirting and fitted carpet. Radiator, PVCu double glazed window overlooking the front of the property and built in storage over the stairs with shelving.

FAMILY BATHROOM (7' 4" max x 5' 7" max) or (2.23m max x 1.71m max)

Emulsioned ceiling with inset spot lights, floor to ceiling tiled walls in white gloss with centre border strip, tiled flooring, chrome towel rail radiator and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising pedestal wash hand basin with chrome mixer tap, low level w.c. and L-shaped bath with overhead electric shower and chrome mixer tap and glass screen. Wall mounted mirrored cabinet.


OUTSIDE

Block paved driveway to the front of the property with off road parking for three vehicles. Steps leading to the front door with fitted handrail. Gates leading to a further parking area and access to the rear garden. Shrubbery to the side of the property providing privacy and outside power socket.

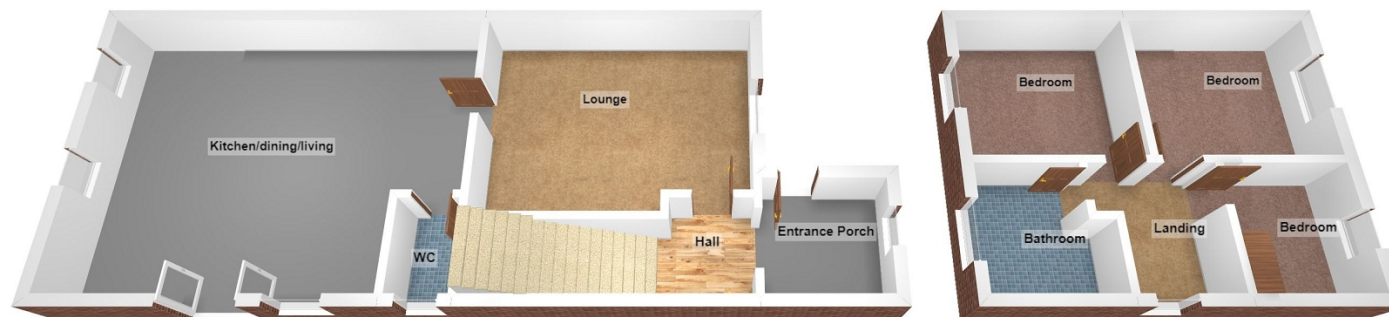
Three steps leading to the enclosed rear garden with storage area, outside tap, block paved garden with raised borders to the side and rear with shrubbery providing privacy. Shed with power to remain.



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 69 | |
| (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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