

Payton  
Jewell  
Caines



Woodland Avenue, Pencoed, Bridgend  
County. CF35 6UW

£195,000





## Woodland Avenue, Pencoed, Bridgend County. CF35 6UW

Three bedroom semi detached house comprising entrance hall, lounge/diner, kitchen, bathroom, enclosed rear garden, single garage and driveway parking for up to three cars. The property requires some modernisation and is sold with NO ongoing chain.

£195,000 - Freehold

- Traditional three bedroom semi detached house
- Requires some modernisation
- Gas fired combination boiler
- Single garage and driveway parking
- Conveniently location for mainline train station
- Sold with no ongoing chain
- Council tax - B / EPC - D



## DESCRIPTION

Introducing this traditional three bedroom semi detached house situated within easy walking distance of Pencoed mainline train station, high street and local schools. The property benefits from a lounge/diner, kitchen, single garage and driveway parking. The property offers good sized family accommodation and is sold with no onward chain.

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.

### Key Features

FREEHOLD

New carpets

Single garage with driveway parking

Walking distance of the mainline train station and high street

Close to Pencoed Primary school

## ENTRANCE HALL

Papered walls, skirting, fitted carpet, stairs leading to the first floor and doorway through into the lounge.

## LOUNGE (12' 0" x 14' 11") or (3.65m x 4.55m)

Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, papered walls, skirting and fitted carpet. Under stairs storage housing electric fuse box. Feature fireplace with electric fire and marble hearth and wooden effect mantle. Archway through to the dining area.

## DINING AREA (10' 4" x 7' 5") or (3.15m x 2.25m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, papered walls, skirting and fitted carpet. Doorway through to the kitchen.

## KITCHEN (10' 2" x 11' 6") or (3.10m x 3.50m)

Dual aspect natural light via PVCu double glazed window overlooking the rear garden with a fitted roller blind and frosted glazed PVCu door to the side and further frosted glazed panel. Wooden tongue and groove ceiling with central spot lights, emulsioned walls with half height ceramic tiles and wood effect laminate flooring. A range of low level and wall mounted kitchen units in white with complementary roll top work surface with splash back plinth and inset sink with mixer tap and drainer. Plumbing for automatic washing machine and space for cooker and fridge/freezer.

## LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window with a fitted vertical blind, access to loft storage, papered walls, skirting and fitted carpet. Fitted storage cupboard housing the wall mounted Ideal gas fired combination boiler.





## BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind, wooden tongue and groove ceiling, emulsioned walls with half height ceramic tiles and ceramic tiles to the floor. Two piece suite in white comprising wash hand basin and bath with over bath electric shower and a separate w.c.

## BEDROOM 1 (11' 10" x 9' 10") or (3.60m x 3.00m)

Overlooking the front via PVCu double glazed window and finished with papered ceiling and walls, skirting and laminate flooring.

## BEDROOM 2 (11' 8" x 9' 4") or (3.55m x 2.85m)

Overlooking the rear via PVCu double glazed window and finished with papered walls, skirting and fitted carpet.

## BEDROOM 3 (7' 10" x 8' 6") or (2.40m x 2.60m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with papered walls, skirting and fitted carpet.


## OUTSIDE

Enclosed rear garden laid to patio and lawn with courtesy door into a single garage with traditional up and over door, power and light and additional brick built storage.

Enclosed front garden laid to lawn with decorative stone and a concrete driveway to the side suitable for up to three cars.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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