



Heol-y-groes, Pencoed, Bridgend County.
CF35 5PE

£250,000

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Three bedroom semi detached house SET ON CORNER PLOT in Pencoed and comprising entrance hall, two reception rooms, kitchen, UTILITY, bathroom, three bedrooms, WC, ENCLOSED REAR GARDEN and OFF ROAD PARKING. Early viewing highly recommended.

£250,000 - Freehold

- Three bedroom semi detached house
- Set on a corner plot
- Two reception rooms
- Kitchen/ utility area
- Front, rear and side garden
- Off road parking/ EPC - C , Council tax band - C



DESCRIPTION

Introducing this three bedroom semi detached house set on corner plot in Pencoed and comprising entrance hall, two reception rooms, kitchen, utility, bathroom, three bedrooms, WC, enclosed rear garden and off road parking. Early viewing 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 PVCu part glazed panel door leading in to the hallway finished with skimmed and coved ceiling with inset spot lights, smoke alarm, emulsioned walls, radiator, skirting and tiled wood effect flooring. Doors leading to lounge and downstairs bathroom. Stairs leading to first floor.

BATHROOM (6' 11" x 5' 11") or (2.10m x 1.81m)

Skimmed ceiling, centre light fitting, tiled walls, PVCu frosted window overlooking rear garden, chrome towel rail, wall cabinet to remain and tiled flooring. Three piece suite comprising low level WC, wall mounted sink unit with mixer tap and storage, bath with rainwater shower.

RECEPTION 2/DINING ROOM (10' 10" x 10' 4") or (3.31m x 3.16m)

Emulsioned ceiling and walls, centre light to remain, PVCu window overlooking the front of the property with fitted blinds, radiator, skirting and fitted carpet. Opening into the lounge.

LOUNGE (13' 9" x 11' 5") or (4.18m x 3.48m)

Measurements into the recess. Skimmed and coved ceiling, emulsioned walls, centre pendant light to remain, PVCu window overlooking the front of the property with fitted blinds to remain, radiator, skirting and fitted carpet. Wood burner set on granite hearth.

KITCHEN (11' 7" x 9' 9") or (3.53m x 2.96m)

Skimmed and coved ceiling, inset spot lights, emulsioned walls, PVCu window overlooking the rear of the property with fitted blinds to remain, PVCu part glazed/part panelled door leading out to the rear garden, skirting a cream high gloss tiled flooring. A range of cream shaker style wall and base units with complementary wood block work surface. Stainless steel sink with mixer tap. Built in one and a half oven with electric hob and extractor fan. Space for fridge/freezer. Opening into utility area.

UTILITY AREA (5' 10" x 3' 1") or (1.77m x 0.93m)

Skimmed ceiling with inset spot lights, emulsioned walls, Continuation of kitchen units with complementary wood block work surface, skirting, frosted glazed window overlooking the rear garden. Space for washing machine. Door leading to under stair storage with tiled flooring.

FIRST FLOOR LANDING

Via stairs. Emulsioned ceiling and walls, centre light, access to loft, smoke alarm and fitted carpet. Doors leading off.



W.C. (2' 8" x 6' 4") or (0.82m x 1.94m)

Skimmed ceiling, emulsioned walls, PVCu frosted glazed window overlooking the front of the property, skirting, radiator and grey wood effect laminate flooring. Two piece suit comprising low level WC and wall hung sink with chrome mixer tap.

BEDROOM 1 (13' 6" x 10' 11") or (4.12m x 3.32m)

Skimmed ceiling, centre light, emulsioned walls, radiator, PVCu window overlooking the front of the property with fitted blinds, skirting and fitted carpet.

BEDROOM 2 (13' 7" x 11' 6") or (4.14m x 3.50m)

Skimmed ceiling, centre light, emulsioned walls, PVCu window overlooking the front of the property with fitted blinds to remain, skirting, radiator and fitted carpet. Cupboard housing combination boiler.

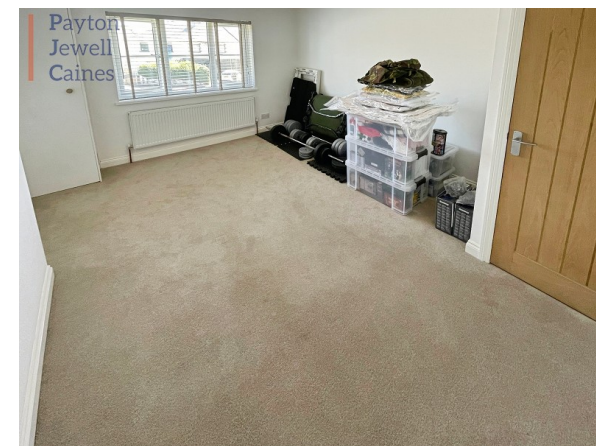
BEDROOM 3 (9' 7" x 8' 2") or (2.92m x 2.48m)

Skimmed ceiling, emulsioned walls, radiator, PVCu window overlooking the rear garden with fitted blinds to remain, skirting and fitted carpet


OUTSIDE

Enclosed rear garden with area laid to gravel leading to small tiered area laid to lawn. Hardstanding space for a shed.

The front is bounded by low brick wall and laid to lawn. Off road parking to the side of the property 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		
(69-80) C	73	79
(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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