




BRITISH
PROPERTY
AWARDS
2019
★★★★★
GOLD WINNER
ESTATE AGENT IN
NEATH PORT TALBOT

Heol Las, Pencoed, Bridgend . CF35 6YN

£199,950

 PAYTON
JEWELL
CAINES

Heol Las, Pencoed, Bridgend, CF35 6YN

NO ONGOING CHAIN! Three/four bedroom end of link house located within WALKING DISTANCE to the centre of Pencoed comprising entrance hall, cloakroom/WC, lounge, reception two/bedroom 4, kitchen/diner, three bedrooms and family bathroom. Low maintenance garden to rear & off road parking to the front.

£199,950 - Freehold

- Three/four bedroom end of link house
- One/two reception rooms
- Larger than average cloakroom/WC
- Refurbished throughout, EPC - C
- Within walking distance to Pencoed centre
- Available with NO ONGOING CHAIN



DESCRIPTION

Early internal viewing comes highly recommended on this refurbished three/four bedroom end link, which benefits from lounge, second reception room/bedroom four, modern kitchen/diner, cloakroom/WC, family bathroom, three bedrooms, gardens to the front and rear and off road parking. Available with no ongoing 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.

ENTRANCE

Access via PVCu part frosted double glazed front door with side frosted glazed panel into entrance hallway.

ENTRANCE HALLWAY

Skimmed and coved ceiling. Emulsioned walls. Storage cupboard housing electric meter. Under stairs storage. Wood effect laminate flooring.

CLOAKROOM/W.C

(Large enough to house a shower)

Skimmed and coved ceiling, emulsioned walls and wood effect laminate flooring. PVCu frosted double glazed window to side and two piece suite comprising low level WC and wash hand basin set within vanity with storage.

LOUNGE (18' 1" x 9' 4") or (5.50m x 2.84m)

Dual aspect natural light via PVCu double glazed window to front and French doors to rear. This room is finished with skimmed ceiling, emulsioned walls and wood effect laminate flooring.

SECOND RECEPTION/BEDROOM (12' 4" x 7' 5") or (3.77m x 2.26m)

Dual aspect natural light via PVCu double glazed windows to front and side and finished with skimmed ceiling, emulsioned walls and wood effect laminate flooring.

KITCHEN/DINER (13' 3" x 12' 10") or (4.04m x 3.90m)

Loft storage. Dual aspect natural light via PVCu double glazed windows to rear and side with a PVCu frosted glazed door to side. The room is finished with skimmed ceiling, recessed LED spot lights, emulsioned walls and wood effect laminate flooring. The kitchen comprises a range of base and wall units in shaker style grey with brush chrome handles and complementary work surface. Inset one and a half basin sink with chefs tap and drainer. Built-in electric oven with four ring gas hob, extractor hood and glass splash back. Integrated dishwasher. Space for free standing fridge freezer, tumble dryer and washing machine. Ample space for dining table and chairs.

FIRST FLOOR LANDING

Loft access, PVCu double glazed window to rear, storage cupboard housing Worcester gas combination boiler and fitted carpet.

MASTER BEDROOM (13' 11" x 11' 10") or (4.23m x 3.60m)

Overlooking the front via PVCu double glazed window and finished with skimmed ceiling, emulsioned walls, radiator and fitted carpet.



BEDROOM 2 (10' 11" x 9' 2") or (3.33m x 2.79m)

Overlooking the front via PVCu double glazed window and finished with skimmed ceiling, emulsioned walls, radiator and fitted carpet.

BEDROOM 3 (8' 5" x 7' 11") or (2.57m x 2.41m)

Overlooking the side via PVCu double glazed window and finished with skimmed ceiling, emulsioned walls, storage cupboard, radiator and fitted carpet.

FAMILY BATHROOM

Via PVCu frosted glazed window and finished with skimmed ceiling, central light fitting to remain and fully tiled walls. Three piece suite comprising WC, wash hand basin with chrome taps and P shaped bath with overhead rainwater head, hand held attachments and privacy screen. Chrome heated towel rail.

OUTSIDE

The enclosed rear garden offers three patio areas and area of lawn with an abundance of mature trees and shrubs. Sde access to front.

The front is laid to decorative stones with mature trees and shrubs. Gated access to driveway offering off road parking. Steps and pathway leading to front door.

DIRECTIONS

NOTE

The measurements and photographs were provided by the vendor during Covid-19 and are a guide only and to be verified by the agent once restrictions are lifted.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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.

We always offer buyers/sellers the option to use the Mortgage Advice Bureau - it is your decision whether you choose to use the Mortgage Advice Bureau. Should you decide to use the Bureau you should be aware that PJC will receive a referral fee of £300 for recommending you to them.



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