



Llwyn Bedw, Pencoed, Bridgend County.
CF35 6TH

£225,000



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Well presented three bedroom semi detached house comprising good sized lounge, open plan kitchen/ diner, CONSERVATORY, two DOUBLE bedrooms with built in wardrobes plus one single bedroom, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING. CUL DE SAC LOCATION. NO ONGOING CHAIN!

£225,000 - Freehold

- Three bedroom semi detached house
- Good sized lounge
- Open plan kitchen/diner
- Conservatory
- Off road parking/ Private enclosed rear garden
- Quiet cul de sac location/ EPC - C, Council tax band - C
- NO ONGOING CHAIN!



DESCRIPTION

Introducing this well presented three bedroom semi detached house comprising a good sized lounge, open plan kitchen/diner, large conservatory with solid roof, two good sized double bedrooms with built in wardrobes plus one single bedroom and family bathroom. The property benefits from an enclosed rear garden and off road parking.

Pencoeed 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 glazed PVCu front door into inner porch finished with emulsioned ceiling, part emulsioned/ part exposed brick wall, tiled flooring, PVCu part glazed door and PVCu glazed side panel leading into lounge.

LOUNGE (17' 9" max x 12' 11" max) or (5.40m max x 3.93m max)

Artexed and coved ceiling, two centre lights, emulsioned walls, two radiators, large PVCu double glazed window overlooking the front of the property, skirting and fitted laminate flooring. Chimney breast with a log burner installed and oak mantel. Stairs leading to the first floor. Opening into kitchen/diner.

KITCHEN/DINER (17' 9" x 10' 10") or (5.40m x 3.29m)

PVCu frosted double glazed door leading to the side of the property, PVCu French doors leading to conservatory, Door way to under stairs storage. Skimmed ceiling with two lots of centre spot lights, emulsioned walls with tiling to splash back areas, skirting and a continuation of the laminate flooring. A range of wall and base units in a high gloss cream with chrome handles and complementary wood work top. Inset stainless steel sink with chrome mixer tap, space for freestanding electric oven with four ring gas hob and chrome extractor hood. Space for washing machine and tumble drier. Integrated fridge/freezer. Space for large dining room table and chairs.

CONSERVATORY (16' 4" max x 12' 1" max) or (4.97m max x 3.68m max)

Vaulted solid roof with inset spot lights, PVCu double glazed units set on dwarf wall, emulsioned walls, radiator, skirting board, laminate flooring and French doors leading to the rear garden.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Airing cupboard. Door ways leading to three bedrooms and family bathroom. Artexed ceiling, centre pendant light, smoke alarm, access to loft which is fully boarded with lighting, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet.

FAMILY BATHROOM (6' 8" x 5' 5") or (2.02m x 1.66m)

Emulsioned and coved ceiling, centre light, tiled walls, PVCu frosted double glazed window overlooking the rear of the property, radiator and lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with glass shower screen and overhead electric shower.



BEDROOM 1 (13' 0" max x 10' 2" max) or (3.96m max x 3.10m max)

Artexed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, large built in wardrobes across the whole of the back wall with built in drawers, skirting and fitted carpet.

BEDROOM 2 (10' 8" x 9' 1") or (3.24m x 2.76m)

Artexed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, large fitted wardrobes, fitted drawers, skirting and grey laminate flooring.

BEDROOM 3 (9' 5" x 7' 0") or (2.88m x 2.13m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls with two feature papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and grey laminate flooring.


OUTSIDE

Enclosed rear garden laid to patio area, artificial grass, pond and side gated access to the front of the property.

Off road parking to the front of the property with lawned area and steps leading to front door. Hedgerow and raised beds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk