



Felindre Avenue, Pencoed, Bridgend  
County. CF35 5PD

£199,950



PAYTON  
JEWELL  
CAINES



## Felindre Avenue, Pencoed, Bridgend County. CF35 5PD

Three bedroom semi detached house comprising open plan lounge/diner, kitchen, UTILITY, bathroom, three bedrooms and enclosed front and rear gardens. The property will be ready for occupation approximately September 2023 - November 2023. Viewing highly recommended to fully appreciate.

£199,950

- Three bedroom semi detached house
- Open plan lounge/diner
- Kitchen plus Utility
- Enclosed rear garden
- EPC - D, Council tax band - TBC
- Ready for occupation Sept 23- Nov 23



## DESCRIPTION

Introducing this well presented three bedroom semi detached house in Pencoed. The property benefits from an open plan lounge/diner, utility and enclosed rear garden.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, 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 opaque glazed composite front door with side glazed panel into the entrance hall finished with emulsioned ceiling and walls, skirting and a wood effect floor. Stairs to the first floor.

## OPEN PLAN LOUNGE/DINER (23' 4" x 13' 1") or (7.10m x 4.00m)

benefiting from dual aspect natural light via PVCu double glazed windows to the front and PVCu double glazed French doors leading out to the rear garden with side glazed panel. The dining area is finished with emulsioned ceiling and walls, skirting and a wood effect floor. Large square arch way through to the lounge finished with emulsioned ceiling and walls, skirting and wood effect floor. The room benefits from two open chimney breasts both with ceramic tiles (could be opened up).

## UTILITY (10' 10" x 6' 7") or (3.30m x 2.00m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, PVCu double glazed panel to the side, radiator, skirting and a wood effect floor.

## KITCHEN (16' 1" x 7' 10") or (4.90m x 2.40m)

Part glazed PVCu door to the front and PVCu window panel, PVCu double glazed windows to the rear and a part glazed PVCu door leading out to the rear garden. A range of low level and wall mounted kitchen units in a graphite grey shaker style with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and a half basin sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Plumbing for automatic washing machine and integrated under counter fridge.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. PVCu double glazed window to the side. Access to loft storage.

## BATHROOM

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, emulsioned walls, wall mounted heated chrome towel rail, skirting and tile effect vinyl floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and a P shaped bath with chrome mixer tap and over bath plumbed shower with a rainwater head and a hand attachment.

## BEDROOM 1 (10' 4" x 11' 10") or (3.15m x 3.60m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls with one feature painted wall, two fitted storage cupboards with hanging rails and one fitted storage cupboard housing a Ferroli gas fire combination boiler, skirting and fitted carpet.





## **BEDROOM 2 (12' 10" x 11' 2") or (3.90m x 3.40m)**

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

## **BEDROOM 3 (9' 2" x 7' 10") or (2.80m x 2.40m)**

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

## **OUTSIDE**

Good sized enclosed rear garden laid to patio and lawn with a pathway leading to the rear.


Enclosed front garden laid to paving and lawn with mature trees.

## **NOTE**

We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(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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