



Payton
Jewell
Caines

Pant Hendre, Pencoed, Bridgend, Bridgend
County. CF35 6LN

£350,000



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Well presented four bedroom detached property comprising entrance hall, downstairs w.c. THREE RECEPTION ROOMS, kitchen, CONSERVATORY, family bathroom, EN SUITE to bedroom one, enclosed rear garden and driveway parking to the front. Viewing recommended. NO ONGOING CHAIN.

£350,000

- Modern four bedroom detached house
- Three reception rooms
- Kitchen, utility and downstairs w.c.
- Conservatory / Garden bar / covered hot tub area
- Enclosed rear garden, EPC - C / Council tax -E
- Generous driveway parking



DESCRIPTION

Introducing this four bedroom detached house located within a sought after development in the village of Pencoed. The property occupies a quiet position and would make an ideal family home. The property comes with its own garden bar, covered area for a hot tub and a lovely view to the view over open space. 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

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling, light fitting to remain, emulsioned walls, skirting and ceramic tiled flooring.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the side with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and a continuation of the ceramic tiled flooring. Two piece suite in white comprising w.c. wall mounted wash hand basin with ceramic tiles to the splash back and wall mounted heated chrome towel rail.

HOME OFFICE (16' 9" x 7' 7") or (5.10m x 2.30m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiles with underfloor heating. Ideal home office or playroom.

LOUNGE (11' 2" x 15' 1") or (3.40m x 4.60m)

Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind and finished with emulsioned and coved ceiling, central light fitting, emulsioned walls with one feature papered wall, skirting and fitted carpet. Feature fire place which is gas coal effect living flame fire with chrome surround, quartz mantle and hearth. Archway through to reception 2/dining.

DINING ROOM (9' 10" x 10' 2") or (3.0m x 3.10m)

Finished with emulsioned and coved ceiling with matching ceiling light to the lounge, emulsioned walls with one feature papered wall, skirting and fitted carpet. PVCu double glazed sliding patio doors through to conservatory.

CONSERVATORY (14' 5" x 13' 1") or (4.40m x 4.0m)

Three aspects of PVCu double glazing with PVCu sill, emulsioned dwarf wall, skirting, ceramic tiled flooring with under floor heating, fitted vertical blinds and apex ceiling with self cleaning glass roof. PVCu double glazed French doors leading out to the patio area.



KITCHEN (13' 9" x 9' 10") or (4.20m x 3.0m)

Overlooking the rear garden via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall with half height feature tile, skirting and ceramic tiled flooring. The kitchen is arranged with high gloss handle less low level and wall mounted units in graphite grey with complementary quartz roll top work surface with splash back plinth. Inset one and half basin sink with mixer tap and chefs tap with moulded drainer and space for Belling Range Master (to remain) with glass splash back and overhead built in extractor hood. Space for large American style fridge/freezer, modern radiator, plumbing behind a unit to install a dishwasher and under stairs storage cupboard.

UTILITY

Frosted glazed door leading to the side of the property, emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting and matching ceramic tiles to the floor. Inset sink with mixer tap and drainer and additional roll top work surface, cupboard below, wall mounted storage cupboards, plumbing for automatic washing machine and space for a tumble dryer. Wall mounted Ideal Classic gas fired boiler.

LANDING

Via stairs with fitted carpet and wooden balustrade, access to loft storage which is partially boarded with light and pull down ladder. Fitted storage cupboard housing the hot water tank with additional shelving.

BEDROOM 1 (12' 6" x 11' 2") or (3.80m x 3.40m)

Measurements are to the face of the fitted wardrobes. Overlooking the front via PVCu double glazed window with fitted vertical blinds and finished with emulsioned ceiling and walls with one feature papered wall, central lighting fitting and fan. Skirting, fitted carpet, fitted furniture to remain including three double floor to ceiling wall to wall wardrobes, matching bedside tables and chest of drawers and doorway through to the en suite.

EN SUITE

Frosted glazed window to the side with a fitted venetian blind, emulsioned ceiling with ceiling mounted extractor, central light fitting, emulsioned walls with half height ceramic tiles and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome waterfall tap and storage below and wall in shower with concertina glazed door housing a plumbed shower with hand attachment and rain water head. Wall mounted bathroom mirror and wall mounted heated chrome towel rail.

BEDROOM 2 (9' 2" x 13' 5") or (2.80m x 4.10m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet. Wall to wall floor to ceiling fitted wardrobes comprising three double wardrobes and a built in dressing table.

BEDROOM 3 (9' 10" x 9' 2") or (3.00m x 2.80m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Built in furniture comprising double wardrobe and chest of drawers.

BEDROOM 4 (7' 10" x 9' 6") or (2.40m x 2.90m)

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



FAMILY BATHROOM

PVCu frosted window to the rear, emulsioned ceiling, central light fitting, ceiling mounted extractor, full height ceramic tiles to the wall with half height feature border tile and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and bath with chrome mixer tap, over bath hand attachment and concertina glazed privacy screen. Wall mounted heated chrome towel rail.

OUTSIDE

Enclosed rear garden laid to Indian sandstone patio on two levels with side access back to the front of the property and an elevated area of decking leading to a purpose built home bar which will remain. Raised and covered area for hot tub with light and power.

Open aspect front garden laid to block pavia suitable for parking up to four cars.


NOTE

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

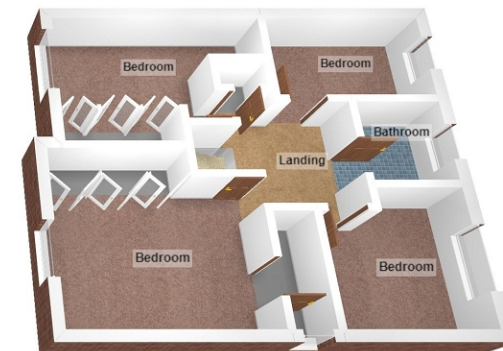


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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

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