

Payton
Jewell
Caines



Felindre Avenue, Pencoed, Bridgend
County. CF35 5PD

£199,995



Felindre Avenue, Pencoed, Bridgend County. CF35 5PD

Two bedroom semi detached bungalow comprising lounge, kitchen, bathroom, bedroom one and CONSERVATORY to the ground floor, bedroom two with en suite shower room to the first floor, DRIVEWAY PARKING and enclosed rear garden. NO ONWARD CHAIN.

£199,995 - Freehold

- Two bedroom semi detached bungalow
- Conservatory to the rear
- En suite to bedroom two
- Enclosed rear garden with pretty poutlook
- Driveway parking to the front
- EPC - D / Council tax - C
- NO ONWARD CHAIN



DESCRIPTION

Introducing this two bedroom semi detached bungalow situated in Pencoed. The property benefits from a conservatory, en suite to bedroom two, enclosed rear garden and driveway parking to the front.

Pencoed in itself is an attractive village on the outskirts of Bridgend and offers excellent facilities. These include well regarded schooling, wide range of shops both national and local, sporting and recreational facilities. Pencoed has a railway station on the main Swansea to Cardiff line. The M4 is just a few minutes drive away and provides easy access to majoring centres including the capital city of Cardiff. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

This property is located within a small cul-de-sac close to Pencoed rugby club, playing fields and swimming pool, and immediately backs onto the riverbank. **SOLD WITH NO ONWARD CHAIN.**

ENTRANCE

Via the side of the property through a PVCu half glazed door into the entrance hall.

ENTRANCE HALL

Artexed and coved ceiling, papered walls, wood effect laminate flooring, radiator and PVCu glazed doors leading off.

FAMILY BATHROOM (6' 7" x 5' 1") or (2.01m x 1.54m)

PVCu clad ceiling with centre strip light, floor to ceiling tiled walls in white gloss with feature centre border, tiled flooring and wall mounted mirrored cupboard. Four piece suite comprising vanity sink unit with chrome mixer tap, bidet, low level w.c. and corner shower with overhead chrome shower and curved glass screen with sliding door. Wall mounted chrome towel rail and frosted PVCu double glazed window overlooking the side of the property.

KITCHEN (10' 4" x 8' 10") or (3.16m x 2.70m)

Artexed and coved ceiling, fully tiled walls, tiled flooring and combination boiler. A range of wall and base units in white with complementary grey work surfaces housing a one and half bowl sink. Built in oven, gas hob, space and plumbing for washing machine, slim line dishwasher and space for fridge/freezer. Two PVCu double glazed windows overlooking the front and side driveway.

LOUNGE (15' 11" x 11' 7") or (4.84m x 3.52m)

Artexed and coved ceiling, papered and emulsioned walls, fitted carpet, two radiator's and PVCu double glazed window overlooking the front of the property. Feature gas fire with brick surround. Stairs leading to bedroom two.

BEDROOM 1 (13' 11" x 10' 9") or (4.24m x 3.28m)

Artexed and coved ceiling, emulsioned papered walls, radiator, floor to ceiling fitted wardrobes and fitted carpet. Single wooden door with two side panels leading into the conservatory.

DINING ROOM (9' 11" x 8' 11") or (3.03m x 2.72m)

Artexed and coved ceiling, emulsioned papered walls, fitted carpet, radiator, PVCu window overlooking the side of the property and PVCu glazed door with side panel leading into the conservatory.



CONSERVATORY (19' 8" x 7' 5") or (6.0m x 2.27m)

Polycarbonate roof with internal fibre sheet roof, dwarf wall with PVCu double glazed windows, PVCu French doors leading out to the rear garden and vinyl flooring.

LANDING

Via stairs from the lounge, loft access, emulsioned and walls.

BEDROOM 2 (11' 6" x 10' 8") or (3.50m x 3.26m)

Emulsioned and papered walls, fitted carpet, radiator, large velux window overlooking the rear garden and built in wardrobes. Eaves storage and airing cupboard with radiator.

EN-SUITE

Three piece suite comprising w.c. wash hand basin and shower. Velux window, fully tiled walls and fitted carpet.

OUTSIDE

Low maintenance enclosed rear garden bound by wood panelled fencing, patio area with the remainder laid to lawn and raised border to one side.

Double gates leading to the front driveway with parking for 2/3 cars, graveled area with mature shrubs bound by a brick wall and outside tap.


NOTE

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

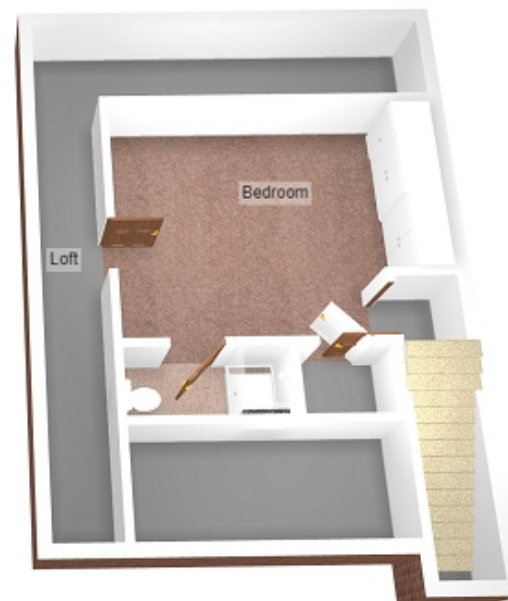


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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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