

Payton
Jewell
Caines



Tent Vale, Pencoed, Bridgend County. CF35
6LR

£215,000

 PAYTON
JEWELL
CAINES

Tent Vale, Pencoed, Bridgend County. CF35 6LR

Three bedroom mid terrace house comprising entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner, three bedrooms, family bathroom, ENCLOSED LANDSCAPED REAR GARDEN, off road parking and GARAGE. Early viewing highly recommended to fully appreciate.

£215,000

- Three bedroom mid terrace house
- Modern kitchen/diner
- Downstairs WC
- Landscaped rear garden
- Off road parking/ Garage
- EPC - C, Council tax band - C



DESCRIPTION

Introducing this beautifully presented three bedroom mid terrace house situated in the popular town of Pencoed. The property benefits from downstairs WC, landscaped enclosed rear garden and garage.

Key features -

Local authority - Bridgend

Flood risk - Very low

Conservation area - No

Predicted Broadband Speeds:

Basic - 16 Mbps

Superfast - 80 Mbps

Ultrafast - 1000 Mbps

Satellite/ Fibre TV availability: BT, Sky and Virgin

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 door into the entrance hall and finished with skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, skirting and light grey wood effect laminate flooring. Stairs leading to first floor. Door leading to downstairs WC and lounge.

DOWNSTAIRS W.C. (4' 11" x 2' 9") or (1.50m x 0.84m)

Skimmed ceiling, centre light, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the front of the property, electric consumer box, skirting and a continuation of the laminate flooring. Two piece suite comprising low WC and vanity sink unit with chrome mixer tap.

LOUNGE (16' 7" max x 10' 5" max) or (5.06m max x 3.17m max)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Door leading to kitchen/diner.

KITCHEN/DINER (13' 11" x 8' 8") or (4.24m x 2.64m)

Skimmed ceiling with sunken spot lights, set of spot lights, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed sliding door leading to rear garden, PVCu double glazed window overlooking the rear of the property, skirting and wood effect lino flooring. Door to under stairs pantry cupboard with power. A range of wall and base units in a shaker style grey with complementary square edge marble effect laminate work top. One and a half inset stainless steel sink with chrome mixer tap. Space for freestanding washing machine. Integrated electric oven with four ring electric hob and overhead chrome extractor. Space for dishwasher and space for freestanding fridge/freezer. Space for dining room table and chairs.



FIRST FLOOR LANDING

Via stairs with fitted carpet and wall mounted hand rail. Skimmed ceiling, centre pendant light, access to loft, smoke alarm, emulsioned walls, skirting and a continuation of the fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard.

BEDROOM 1 (12' 1" x 9' 10") or (3.68m x 3.00m)

Measurements to the front of the wardrobes. Skimmed ceiling with centre pendant light, emulsioned walls, two PVCu double glazed windows overlooking the front of the property, radiator, skirting and fitted carpet. Door to built in storage over the stairs with shelving and hooks. Further wall of built in storage with shelving and hanging rails.

BEDROOM 2 (8' 10" x 7' 9") or (2.70m x 2.36m)

Skimmed ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BEDROOM 3 (8' 10" max x 5' 11" max) or (2.69m max x 1.81m max)

Skimmed ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

FAMILY BATHROOM (6' 6" x 5' 7") or (1.97m x 1.69m)

Skimmed ceiling with sunken chrome spot lights, emulsioned walls with grey subway tiling to splash back areas, wall mounted mirror cabinet, chrome towel radiator, skirting and wood effect lino flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and L shaped bath with overhead chrome shower mixer, chrome taps and folding glass screen.

OUTSIDE

Enclosed and private rear garden laid to grey sandstone patio ideal for garden furniture, raised sleeper flower beds with an area of artificial grass, space for a small garden shed. Power socket.

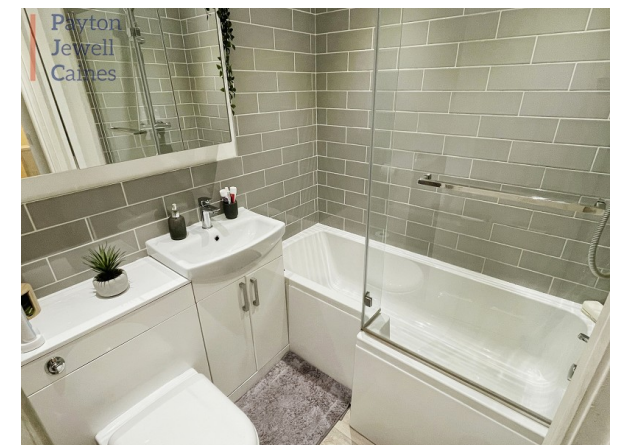
Open front aspect with pathway leading to the front door with laid lawn.

GARAGE

Power and light installed. Off road parking to the front.


NOTE

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

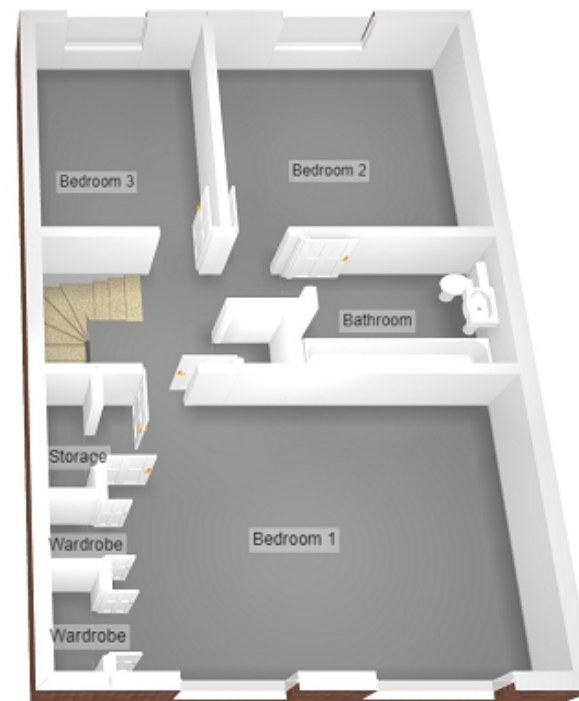


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(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.



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