

Payton
Jewell
Caines



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Caines
For Sale
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Gregory Close, Pencoed, Bridgend County.
CF35 6RF

£219,950

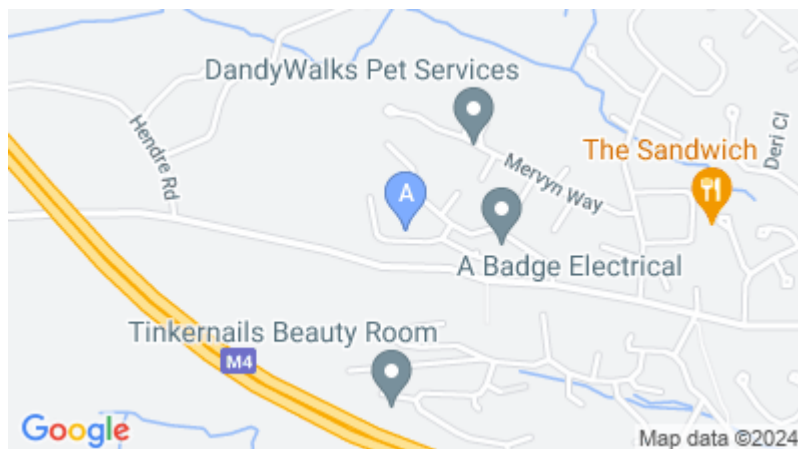
PJC PAYTON
JEWELL
CAINES

Gregory Close, Pencoed, Bridgend County. CF35 6RF

Three bedroom semi detached house comprising entrance hall, downstairs w.c. two reception rooms, kitchen, three bedrooms, family bathroom, enclosed LANDSCAPED REAR GARDEN, open aspect front garden with DRIVEWAY PARKING. Viewing recommended.

£219,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms and kitchen
- Well maintained and landscaped enclosed rear garden
- Ample external storage
- Off road parking to the front
- EPC-D, council tax band - C



DESCRIPTION

Introducing this three bedroom semi detached house located on a sought after cul de sac in the village of Pencoed. The property benefits from two reception rooms, well maintained and presented enclosed rear garden and good off road parking.

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 mainline 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 solid hardwood door into the entrance hall.

ENTRANCE HALL

Emulsioned walls, skirting and wood effect laminate flooring. PVCu frosted glazed window to the front and door into the w.c.

DOWNSTAIRS W.C.

Frosted PVCu double glazed window to the front and lino tiled flooring. Two piece suite comprising low level w.c. and wall mounted wash hand basin.

LOUNGE (17' 9" x 12' 6") or (5.40m x 3.80m)

Overlooking the front via PVCu double glazed bow window. Central light fitting, skimmed and coved ceiling, emulsioned walls, skirting and a continuation of the wood effect laminate floor. Stairs leading to the first floor and doorway through to a rear lobby.

REAR LOBBY

Fitted storage cupboard and larder cupboard.

DINING ROOM (8' 2" x 13' 1") or (2.50m x 4.00m)

Overlooking the rear garden via PVCu double glazed French doors with fitted venetian blinds and finished with skimmed and coved ceiling, emulsioned walls, skirting and a continuation of the wood effect laminate floor.

KITCHEN (11' 2" x 9' 2") or (3.40m x 2.80m)

Overlooking the rear via PVCu double glazed window with fitted roller blind and access via a frosted glazed PVCu door to the side of the property. Skimmed ceiling with recessed spot lights, emulsioned walls, skirting and ceramic tiles to the floor. A range of low level and wall mounted units in beech effect with brushed chrome handles and complementary roll top work top with ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer. Integrated electric oven with four gas ring hob and overhead extractor. Plumbing for washing machine, space for fridge/freezer, built in breakfast bar and fitted storage cupboard housing the Viessmann wall mounted gas fired combination boiler.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage.



FAMILY BATHROOM

Skimmed ceiling with recessed spot lights, full height ceramic tiles to the walls and ceramic tiles to the floor. PVCu frosted glazed window to the rear and three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower and concertina glazed shower screen.

BEDROOM 1 (12' 4" x 11' 2") or (3.75m x 3.40m)

A good sized double bedroom overlooking the rear via PVCu double glazed window with fitted venetian blind and finished with skimmed ceiling and walls, skirting and wood effect laminate floor.

BEDROOM 2 (10' 2" x 9' 6") or (3.10m x 2.90m)

A double bedroom overlooking the front via PVCu double glazed window with venetian blind and finished with skimmed ceiling and walls, skirting and wood effect laminate floor.

BEDROOM 3/STUDY (6' 11" x 6' 7") or (2.10m x 2.00m)

Overlooking the front via PVCu double glazed window with venetian blind and finished with skimmed ceiling and walls, skirting and fitted carpet. Single fitted wardrobe.

OUTSIDE

Enclosed rear garden with close board fence and a side covered area with timber storage shed to the side. Large area of patio with small area of lawn. Outside tap and side gated access back to the front of the property.

Open aspect front garden laid to decorative stone with pathway to the front door and driveway to the side suitable for parking two cars.

DIRECTIONS

Upon entering Pencoed on Coychurch Road from the Mercedes garage continue through the village and turn left by the monument and over the railway crossing onto Hendre Road. Take the right hand turn onto Eleanor Close and then left onto Gregory Close.


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		86
(69-80) C		
(55-68) D	65	
(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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Bridgend

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