

Payton  
Jewell  
Caines



Heol Bryncwytyn, Pencoed, Bridgend  
County. CF35 5PX

£289,950

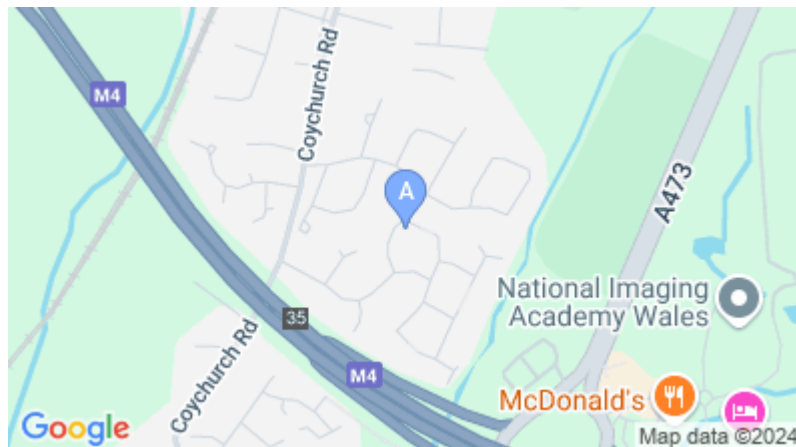


# Heol Bryncwytyn, Pencoed, Bridgend County. CF35 5PX

Introducing this three bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, diner, Kitchen with utility room, CONSERVATORY, three bedrooms, master with en suite and family bathroom. Externally is an enclosed rear garden, driveway parking and GARAGE. Viewing is highly recommended.

£289,950 - Freehold

- Three bedroom detached house
- Conservatory
- Two reception rooms
- Master bedroom with ensuite
- Generous off road parking and GARAGE
- EPC - D / CT E



## DESCRIPTION

Introducing this three bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, diner, Kitchen with utility room, CONSERVATORY, three bedrooms, master with en suite and family bathroom. Externally is an enclosed rear garden, driveway parking and GARAGE. Viewing is highly recommended.

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 PVCu front door into the hallway finished with emulsioned walls, radiator and ceramic tiled flooring. Doors leading off. Under stairs cupboard.

## DOWNSTAIRS W.C.

Emulsioned walls with tiling to splash back area, electric consumer box, PVCu frosted glazed window to the front of the property, radiator, continuation of the ceramic tiled flooring. Two piece suite in white comprising WC and sink with chrome mixer tap set within vanity unit.

## LOUNGE (12' 7.57" x 12' 11.12" ) or (3.85m x 3.94m)

Coved ceiling, emulsioned walls, feature box bay window overlooking the front of the property, radiator and fitted carpet. Feature fireplace housing an electric fire with marble hearth and mantle. Arch way leading through to dining.

## DINING ROOM (9' 8.54" x 9' 8.14" ) or (2.96m x 2.95m)

Coved ceiling, emulsioned walls, PVCu sliding patio doors leading to conservatory and fitted carpet. Opening to the kitchen.

## CONSERVATORY (10' 9.13" x 10' 4.8" ) or (3.28m x 3.17m)

Vaulted polycarbonate ceiling with central fan, glazed units set on dwarf wall with fitted Venetian blinds to remain, French doors leading to rear garden, radiator and tiled flooring.

## KITCHEN/BREAKFAST ROOM (9' 6.17" x 9' 7.75" ) or (2.90m x 2.94m)

Emulsioned walls with tiling to splash back areas, PVCu window overlooking the rear garden and a continuation of the ceramic tiled flooring from the hallway. A range of shaker style beech effect wall and base units with black complementary work surface. Space for freestanding oven and hob, extractor fan. Stainless steel one and a half bowl sink with mixer tap. Space for fridge/freezer. Breakfast bar.

## UTILITY (7' 9.31" x 7' 10.88" ) or (2.37m x 2.41m)

Emulsioned walls, wall mounted boiler, stainless steel single bowl sink with chrome taps, space for washing machine and tumble dryer, base units with complementary work surface, radiator and a continuation of the tiled flooring. PVCu door leading to rear garden and PVCu side window overlooking rear garden. Courtesy door leading to the garage.



## **GARAGE (8' 9.12" x 6' 2.8" ) or (2.67m x 1.90m)**

Power and lighting installed. Traditional up and over door. Wall units and work space.

## **FIRST FLOOR LANDING**

Via stairs. Artexed ceiling, access to loft, emulsioned walls with one wall feature papered. Doors leading to bedrooms and bathroom. Airing cupboard with shelving and radiator.

## **BEDROOM 1 (11' 10.52" x 10' 8.74" ) or (3.62m x 3.27m)**

Emulsioned walls with decorative feature wall, PVCu window overlooking the front of the property with fitted blinds, radiator and fitted carpet. Fitted sliding door wardrobes. Door leading into ensuite.

## **EN SUITE**

Emulsioned ceiling and walls with tiling to splash back areas, chrome towel rail, frosted glazed window overlooking the side of the property and tiled flooring. Three piece suite comprising WC, counter top wash hand basin with chrome mixer tap and shower enclosure with chrome waterfall showerhead.

## **BEDROOM 2 (11' 4.61" x 9' 1.45" ) or (3.47m x 2.78m)**

Overlooking the rear of the property via PVCu window and finished with artexed ceiling, emulsioned walls, radiator and fitted carpet.

## **BEDROOM 3 (7' 6.55" x 7' 5.76" ) or (2.30m x 2.28m)**

Overlooking the front of the property via PVCu window with fitted blinds and finished with artexed ceiling, emulsioned walls, radiator and grey laminate wood effect flooring.

## **BATHROOM (5' 4.96" x 6' 2.8" ) or (1.65m x 1.90m)**

Artexed ceiling, part emulsioned/part tiled walls, chrome towel radiator, radiator and wood effect vinyl flooring. Three piece suite in white comprising WC, wash hand basin set within vanity unit and bath with chrome mixer taps and overhead shower with shower screen.

## **OUTSIDE**

Enclosed rear garden bounded by feather board edging, large patio with step leading to further patio with stone gravel border and leading up to large decking area. Side gated access to the front of the property.

The front of the property is laid to lawn with mature trees, large tarmac driveway and paved pathway.


## **NOTE**

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

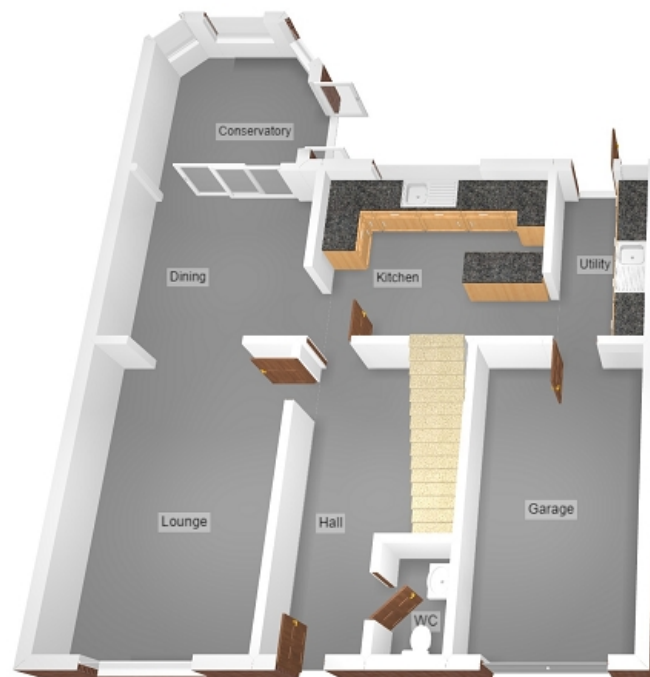


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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](http://www.pjchomes.co.uk)

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