

Payton
Jewell
Caines



Swn-y-nant, Pencoed, Bridgend County.
CF35 6JF

£179,000

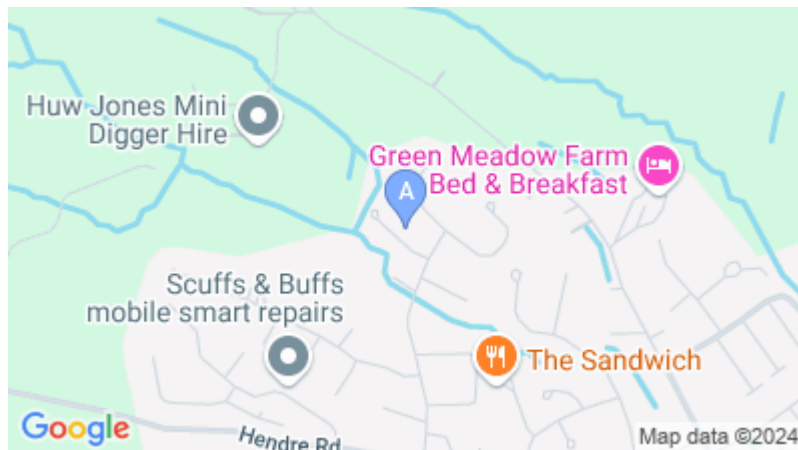


Swn-y-nant, Pencoed, Bridgend County. CF35 6JF

Three bedroom semi detached house comprising entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Good size enclosed rear garden and single garage. Cul-de-sac location. Ideal investment purchase to be sold with tenant in situ.

£179,000 - Freehold

- Three bedroom semi detached house
- Lounge with separate dining
- Kitchen/ EPC - C , Council tax band - D
- Single garage with off road parking
- Ideal investment purchase
- Enclosed rear garden



DESCRIPTION

Ideal investment situated within a cul-de-sac location within the village of Pencoed.

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.

Key features

- Detached single garage with driveway parking
- Good size rear garden
- Walking distance of the mainline train station
- Walking distance of Pencoed primary school

ENTRANCE

Via PVCu frosted glazed door with side frosted glazed panel into the entrance hall finished with central spot lights, papered walls, skirting and laminate floor. Under stairs storage.

LOUNGE (10' 10" x 13' 7") or (3.30m x 4.15m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with central ceiling rose, light fitting, coved ceiling, papered walls, skirting and laminate floor.

DINING ROOM (10' 8" x 8' 2") or (3.25m x 2.50m)

Access to the rear garden via PVCu double glazed door with side glazed panel and finished with coved ceiling, central ceiling rose, light fitting, papered walls, skirting and laminate floor. Door through to kitchen.

KITCHEN (8' 8" x 9' 2") or (2.65m x 2.80m)

Overlooking the rear garden via PVCu double glazed tilt and turn window, frosted glazed PVCu door leading out to the side of the property and finished with central light fitting, emulsioned walls, skirting and laminate floor. A range of low level and wall mounted units in pine with a complementary roll top work surface and ceramic tiles to the splash back and inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Plumbing for automatic washing machine. Fitted pantry. Wall mounted electric heater.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, coved ceiling, central spot lights, papered walls, PVCu double glazed window to the side, fitted storage cupboard housing a wall mounted Baxi gas fired combination boiler, skirting and fitted carpet.

BATHROOM

PVCu frosted glazed window to the rear, wooden tongue and groove ceiling, central light fitting, ceramic tiles to the wall, radiator and a vinyl floor. Three piece suite comprising WC, wash hand basin and bath with over bath wall mounted electric shower.



BEDROOM 1 (13' 5" x 11' 2") or (4.10m x 3.40m)

Overlooking the front via PVCu double glazed window and finished with emulsions and coved ceiling, central ceiling light, papered walls, skirting and fitted carpet.

BEDROOM 2 (11' 2" x 8' 6") or (3.40m x 2.60m)

Measurements to the face of the fitted wardrobes. Overlooking the rear garden via PVCu double glazed window and finished with central light fitting, emulsions ceiling, papered walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted storage.

BEDROOM 3 (9' 6" x 7' 7") or (2.90m x 2.30m)

Overlooking the front via PVCu double glazed window and finished with central light fitting, emulsions walls, fitted storage cupboard above the stairs, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to lawn and concrete.


Off road parking to the front of the property leading to garage. Area laid to lawn.

NOTE

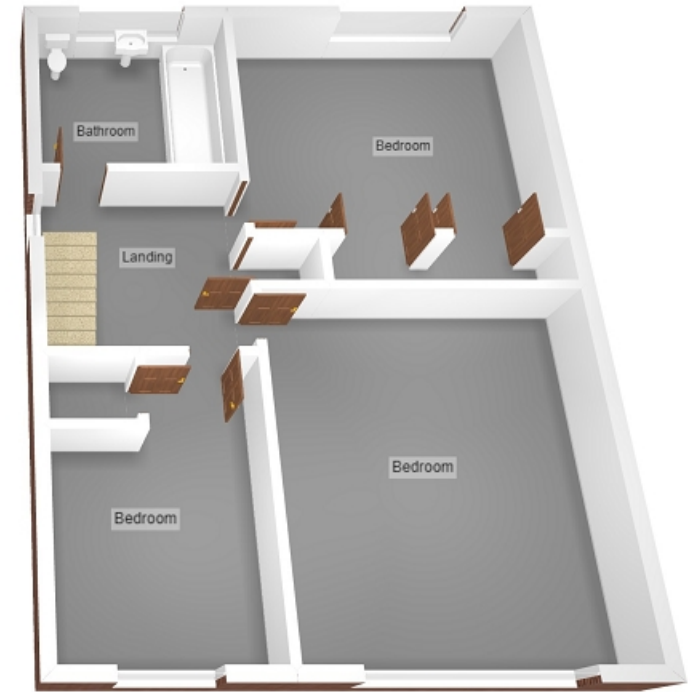
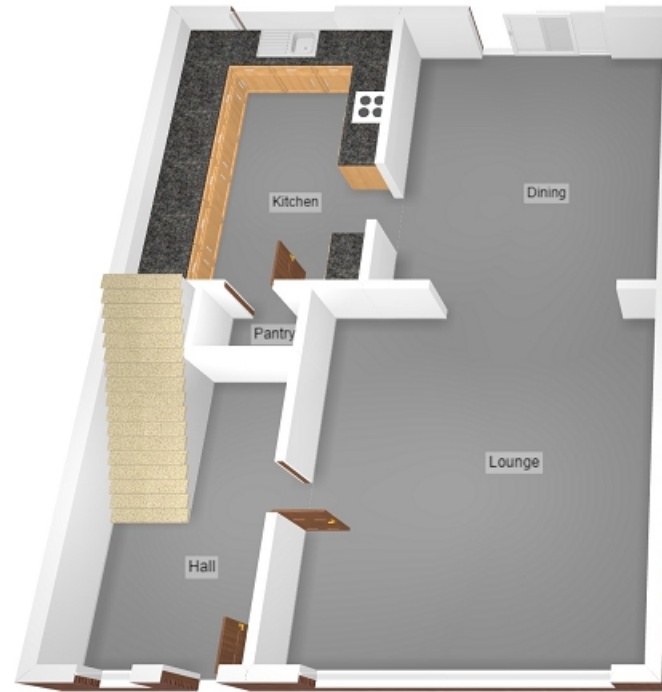
Tenant to remain in situ. Notice not served.



Floorplan & EPC

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



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