

Payton
Jewell
Caines



Penprysg Road, Pencoed, Bridgend County.
CF35 6SF

£289,000

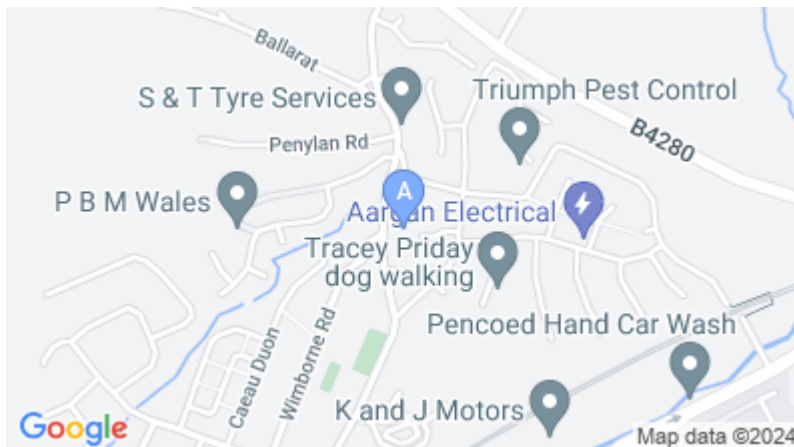
PJC PAYTON
JEWELL
CAINES

Penprysg Road, Pencoed, Bridgend County. CF35 6SF

Five bedroom semi detached house comprising inner hallway, entrance hall, lounge, reception room/ bedroom, kitchen, utility, downstairs wet room and SUN LOUNGE to the ground floor, five bedrooms one with en suite and shower room to the first floor. LARGE FAMILY HOME.

£289,000 - Freehold

- Five bedroom semi detached house
- Three reception rooms
- Kitchen with utility room and downstairs wet room
- generous garden with potential
- En suite to bedroom one
- EPC - D Council tax - C



DESCRIPTION

Introducing this five bedroom semi detached house benefiting from a downstairs wet room, first floor shower room and en suite to bedroom one, two reception rooms, kitchen with utility and sun lounge. IDEAL FAMILY HOME. Generous rear garden with huge potential.

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

Generous kitchen / dining room

3 further reception rooms

Large rear garden with huge potential

Walking distance of Pencoed Primary school

Walking distance of Pencoed mainline station

ENTRANCE

Via part frosted glazed PVCu front door into the inner hallway.

INNER HALLWAY

Emulsioned ceiling and walls, skirting, laminate flooring, wall mounted fuse box and doorway through to the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and laminate flooring.

RECEPTION 2 (13' 1" x 10' 2") or (4.0m x 3.10m)

Overlooking the front of the property via PVCu double glazed window with a fitted veneian blind and finished with emulsioned ceiling with central light pendant, emulsioned walls, skirting and exposed floorboards.

LOUNGE (14' 1" x 11' 6") or (4.30m x 3.50m)

Overlooking the side via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling with central light pendnant, recessed LED spot lights, emulsioned walls, skirting and laminate flooring. Under stairs storage cupboard. Double doors leading to the kitchen/diner.

KITCHEN/DINER (17' 9" x 17' 3") or (5.40m x 5.25m)

Single glazed timber framed glazed panel and French doors leading into the sun lounge. Finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted kitchen units with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer. Space for Range Master, plumbing for dishwasher and space for American style fridge/freezer. Integrated microwave, ample storage and work top space, central island with storage below and generous area for a dining table and chairs.



INNER HALLWAY

Part frosted glazed PVCu stable door leading to the front of the property and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring.

UTILITY

Part glazed PVCu door leading to the side of the property and a double glazed PVCu window, finished with roll top work surface, plumbing for automatic washing machine, space for tumble and further white goods.

DOWNSTAIRS WET ROOM

PVCu frosted glazed window to the rear, full height ceramic tiles to the wall and to the floor and wall mounted heated chrome towel rail. Three piece suite in white comprising w.c. wall mounted wash hand basin with swan neck tap and walk in shower housing a plumbed shower with Japanese jets.

SUN LOUNGE (14' 5" x 11' 8") or (4.40m x 3.55m)

Benefiting from triple aspect natural light via PVCu double glazed window to the side with a fitted roller blind and PVCu double glazed window overlooking the rear patio with a fitted roller blind. PVCu double glazed stable door leading out to the rear garden with a floor to ceiling glazed panel and two double glazed velux sky lights. Finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls and ceramic tiled flooring. Wall mounted feature electric fire.

LANDING

Via stairs with wooden balustrade. 2 storage cupboards.

BEDROOM 4 (10' 0" x 7' 1") or (3.05m x 2.15m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with central spot lights, papered walls, skirting and vinyl flooring. Recess with fitted hanging rail.

BEDROOM 2 (13' 1" x 9' 0") or (4.00m x 2.75m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling with central spot lights, emulsioned walls, skirting and laminate flooring. Triple fitted wardrobe.

BEDROOM 3 (8' 2" x 10' 10") or (2.50m x 3.30m)

Overlooking the side via PVCu frosted glazed window and finished with emulsioned ceiling, papered walls, skirting and fitted carpet. Recess with shelving and double hanging rail.

BEDROOM 5 (9' 0" x 8' 0") or (2.75m x 2.45m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Fitted area with double hanging rail.

SHOWER ROOM

Emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, half height ceramic tiles to the wall and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and large walk in shower cubicle with ceramic tiles to all splash backs housing a plumbed shower with hand attachment and large rainwater head and fully glazed door. Wall mounted heated chrome towel rail.



BEDROOM 1 (9' 2" x 16' 5") or (2.80m x 5.00m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and laminate flooring. Built in recess with double hanging rail and additional shelving.

EN-SUITE

Double glazed velux skylight and PVCu frosted glazed window with a fitted roller blind. Four piece suite in white comprising w.c. wash hand basin with chrome mixer tap, bath with chrome mixer tap and large walk in shower housing a plumbed shower with a fully glazed sliding door. Wall mounted heated chrome towel rail and built in steorage.

SECOND FLOOR LANDING

Via stairs leading to the second floor storage.

STORAGE

Double glazed velux skylight with fitted blind, PVCu double glazed tilt n turn window, Mansard ceiling with recessed LED spot lights and vinyl flooring. Built in storage to the eaves.

OUTSIDE

Enclosed rear garden laid to patio with external storage sheds and gated access to a large enclosed garden (in need of work) all enclosed with mature trees and side access to the front of the property. 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		
(69-80) C		77
(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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