

Payton
Jewell
Caines



Heol-yr-onnen, Pencoed, Bridgend County.
CF35 5PF

£99,950

PJC PAYTON
JEWELL
CAINES

Heol-yr-onnen, Pencoed, Bridgend County. CF35 5PF

Two bedroom first floor flat situated in Pencoed and comprising lounge, kitchen, bathroom with separate w.c. rear garden, driveway parking and single garage. Ideal first time or investment purchase.

£99,950

- Two bedroom first floor flat
- Lounge
- Bathroom with separate w.c.
- Rear garden and driveway parking
- Ideal first time or investment purchase
- EPC - C CT - B



DESCRIPTION

Two bedroom first floor flat situated in Pencoed and comprising lounge, kitchen, bathroom with separate w.c. rear garden, driveway parking and single garage. Ideal first time or investment purchase.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, 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 the side of the property through a PVCu part glazed door with side panel into the stairwell with artexed and emulsioned ceiling, emulsioned walls and wooden staircase leading to the first floor flat.

HALLWAY

Artexed ceiling, skimmed walls, tiled flooring, radiator, storage cupboard and doors leading off

LOUNGE (16' 7" x 11' 6" max) or (5.05m x 3.50m max)

Overlooking the front of the property via PVCu double glazed window and finished with artexed and coved ceiling, emulsioned walls, radiator and fitted carpet. Storage cupboard.

KITCHEN (10' 1" x 9' 7") or (3.08m x 2.91m)

Emulsioned ceiling and walls, fluorescent ceiling light and alcove housing the combination boiler. A range of base units with complementary work tops housing a stainless steel single bowl sink drainer. Space for washing machine, slim line dishwasher, built in oven and hob. Vinyl flooring, PVCu window overlooking the rear of the property and space for fridge/freezer.

W.C.

Artexed ceiling, half panelled/half papered walls, tiled flooring, PVCu double glazed window overlooking the rear of the property and w.c.

BATHROOM

Artexed ceiling, half panelled/half papered walls, PVCu double glazed window to the rear of the property and chrome radiator. Two piece suite comprising wash hand basin with mixer tap and vanity unit and bath with overhead shower and shower screen. Continuation of the tiled flooring.

BEDROOM 1 (13' 5" x 11' 7") or (4.09m x 3.52m)

Overlooking the front of the property via PVCu double glazed window and finished with artexed and emulsioned ceiling, emulsioned walls, painted floorboards and radiator.

BEDROOM 2 (9' 3" x 10' 5") or (2.81m x 3.18m)


Artexed and emulsioned ceiling, emulsioned walls, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property. Built in storage cupboard.

OUTSIDE

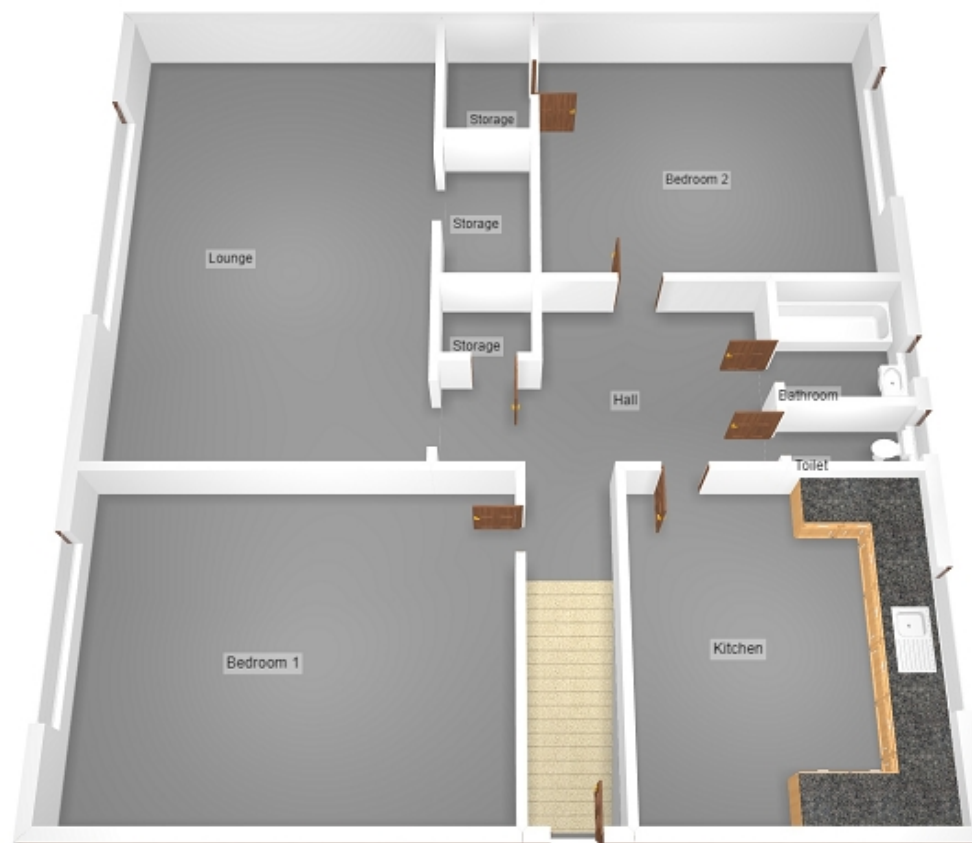
Outside storage, water tap and pathway leading down to the rear garden which is bound by brick walling and fence panelling. Areas laid to patio and turf, wooden shed and further patio area with wooden pergola.

Driveway and single garage.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(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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