

Payton
Jewell
Caines



Vale Reach, Pencoed, Bridgend . CF35 6LG

£330,000



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Four bedroom DETACHED house situated in a CUL-DE-SAC location and comprising entrance hall, lounge, dining room, kitchen, downstairs w.c. EN SUITE to master bedroom, INTEGRAL SINGLE GARAGE, enclosed South facing rear garden and DRIVEWAY PARKING. Viewing highly recommended.

£330,000 - Freehold

- Four bedroom detached house
- Sought after cul-de-sac location
- En suite shower room to bedroom one
- Fitted wardrobes to bedrooms two and three
- Beautifully landscaped enclosed South facing rear garden
- Integral single garage with driveway parking
- EPC-D / Council tax - E



DESCRIPTION

Four bedroom DETACHED house situated in a CUL-DE-SAC location and comprising entrance hall, lounge, dining room, kitchen, downstairs w.c. EN SUITE to master bedroom, INTEGRAL SINGLE GARAGE, enclosed South facing rear garden and DRIVEWAY PARKING. Viewing highly recommended.

Pencoe 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 part glazed composite front door into the entrance hall.

ENTRANCE HALL

Coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. Courtesy door leading into the integral single garage. Stairs to the first floor with fitted carpet and wooden balustrade and under stairs storage.

INTEGRAL GARAGE

Storage in the eaves, recently fitted electric roller shutter door and wall mounted Glo Worm gas fired boiler (6 months old).

DOWNSTAIRS W.C.

PVCu frosted glazed window to the side, coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. Two piece suite in white comprising w.c. and wall mounted wash hand basin with ceramic tiles to the splash back. Wall mounted bathroom cabinet and radiator.

RECEPTION 1/LOUNGE (14' 5" x 11' 2") or (4.40m x 3.40m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and finished with a coved ceiling, emulsioned walls, skirting and a continuation of the ceramic tiled flooring. Central feature fireplace which is a coal effect electric fire with marble hearth, back plate and wooden mantle (capped off gas service). Archway through into the dining area.

DINING ROOM (8' 2" x 10' 2") or (2.50m x 3.10m)

Overlooking the rear via PVCu double glazed sliding patio doors and finished with coved ceiling, emulsioned walls, skirting and ceramic tiles to the floor. Doorway through to the kitchen.

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

Overlooking the rear garden via PVCu double glazed window and part frosted glazed PVCu door. Coved ceiling, emulsioned walls, skirting and ceramic tiles to the floor. A range of low level and wall mounted kitchen units with complementary roll top work surface and inset sink with mixer tap and drainer. Integrated electric oven with four gas ring hob and overhead extractor hood, space for high level fridge/freezer, plumbing for automatic washing machine and space for further under counter appliance.



LANDING

Via stairs with fitted carpet, PVCu double glazed window with fitted vertical blind on the half landing, access to boarded loft storage via pull down ladder. Fitted storage cupboard housing the hot water tank.

BEDROOM 1 (12' 6" x 10' 4") or (3.80m x 3.15m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and finished with coved ceiling, emulsioned walls, skirting and wood effect laminate flooring.

EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the side and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin and separate shower cubicle housing a plumbed shower with ceramic tiles to the splash back.

BEDROOM 2 (9' 0" x 7' 6") or (2.75m x 2.29m)

Overlooking the rear via PVCu double glazed window and finished with coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes with three mirrored sliding doors.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, coved ceiling, extractor fan, emulsioned walls, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin and bath with brass mixer tap and shower attachment and ceramic tiles to all splash back areas.

BEDROOM 3 (9' 2" x 7' 3") or (2.80m x 2.20m)

Overlooking the front via PVCu double glazed window with fitted vertical blind, coved ceiling, emulsioned walls, skirting and wood effect laminate flooring. Floor to ceiling, wall to wall fitted storage/wardrobes with sliding mirrored doors.

BEDROOM 4 (6' 11" x 9' 4") or (2.10m x 2.85m)

Overlooking the rear via PVCu double glazed window and finished with coved ceiling, emulsioned walls, skirting and wood effect laminate flooring.

OUTSIDE

Enclosed landscaped South facing rear garden laid to patio with drainage and central steps and pathway up to a raised area housing a greenhouse, several areas of lawn, mature trees and shrubs around the perimeter beds. Gated access to the front of the property and storage available on the opposite side return.

Open aspect front garden, laid to low maintenance decorative stone with mature shrubs and new block paved driveway to the front of the garage.


NOTE

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

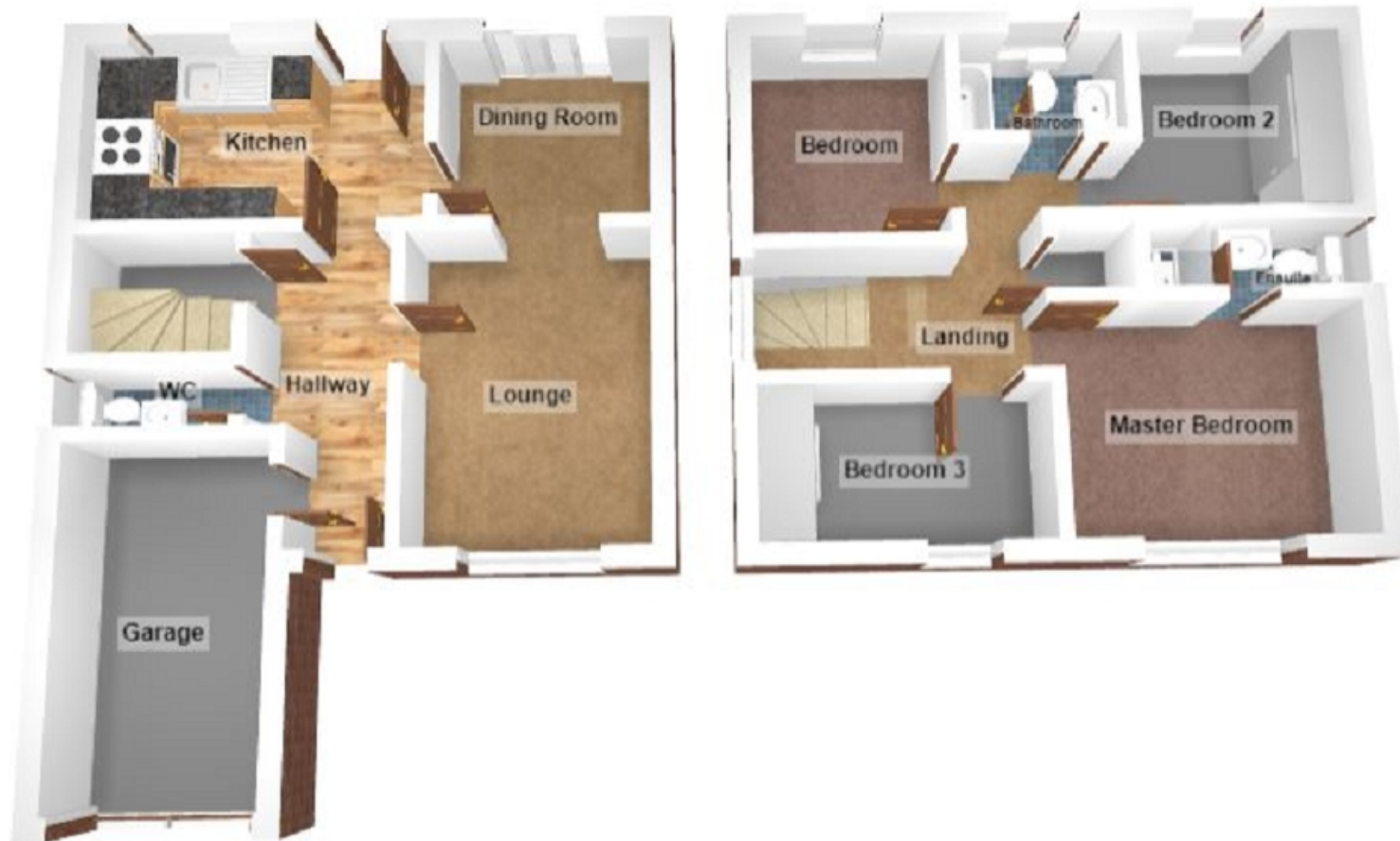


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(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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