

Payton
Jewell
Caines



CLARENCE
15

Fairlawn Terrace, Pencoed, Bridgend
County. CF35 5NN

£195,000



Fairlawn Terrace, Pencoed, Bridgend County. CF35 5NN

EXTENDED two bedroom end terrace house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, first floor bathroom, front forecourt and well maintained large rear garden. Viewing highly recommended. The property is sold with no onward chain and is an ideal first time purchase.

£195,000

- Extended two bedroom end terrace house
- Two good size reception rooms
- First floor bathroom
- Well maintained large rear garden
- Land opposite the property included within the sale - great to use for parking
- Viewing highly recommended
- EPC - / Council tax - D



DESCRIPTION

Introducing this extended two bedroom end terrace property that retains its original charm and is full of original features. The property benefits from two reception rooms, well maintained rear garden and is within easy walking distance of the town centre and the mainline train station. The property is sold with no onward chain and is an ideal first time purchase.

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 part glazed wood effect PVCu door into the entrance hall.

ENTRANCE HALL

Emulsioned and papered ceiling with pendant light, original decorative feature arch and coving, emulsioned and papered walls, skirting, radiator and fitted carpet. Open staircase with wooden spindles leading to the first floor.

RECEPTION 1/LOUNGE (21' 4" max x 12' 3" max) or (6.50m max x 3.74m max)

Emulsioned, papered and coved ceiling with two sets of pendant lights, papered walls, three radiators, skirting, fitted carpet and PVCu bay window to the front of the property. Fire surround with marble hearth with decorative gas fire to remain. Double doors leading to the kitchen.

RECEPTION 2/DINING ROOM (21' 1" x 11' 0") or (6.43m x 3.35m)

Emulsioned, papered and coved ceiling, emulsioned and papered walls, skirting, two radiators and fitted carpet. Feature brick effect fireplace with marble hearth and electric fire to remain. PVCu door leading to the rear garden with two side panels and additional window overlooking the side garden.

KITCHEN (11' 10" x 7' 9") or (3.61m x 2.37m)

Plastered and emulsioned ceiling with inset spot lights, fully tiled walls, PVCu double glazed window and PVCu door leading out to the rear of the property. A range of base units in wood with complementary quartz work surfaces. Built in electric oven and hob with extractor above and under counter fridge, freezer and washing machine.

LANDING (9' 3" x 5' 7") or (2.83m x 1.71m)

Split level landing which has space for an office area or additional storage. Finished with papered, emulsioned and coved ceiling with centre pendant light, loft access, papered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window. Built in cupboard housing the boiler.

BEDROOM 1 (17' 8" x 10' 0") or (5.39m x 3.05m)

Papered and emulsioned ceiling with centre pendant light, papered and emulsioned walls, radiator, skirting and fitted carpet. Two PVCu double glazed windows overlooking the front of the property and built in wardrobes to remain.



BEDROOM 2 (12' 4" x 10' 11") or (3.76m x 3.32m)

Papered, emulsioned and covered ceiling with centre pendant light, papered and emulsioned walls, skirting, radiator, fitted carpet and large PVCu double glazed window overlooking the rear of the property.

BATHROOM (9' 11" x 5' 11") or (3.03m x 1.80m)

Plastered and emulsioned ceiling with inset spot lights, fully tiled walls, two towel rail radiators, fitted carpet and PVCu double glazed window to the rear of the property. Four piece suite comprising vanity unit with wash hand basin with chrome mixer tap and built in w.c. bath with tiled bath panels and chrome mixer tap and separate freestanding corner shower.

OUTSIDE

Well maintained large L shaped rear garden laid to lawn with a patio area. Stone wall to the rear, wooden and brick storage sheds to remain.

Front forecourt with brick wall and gate leading to the front door.

NOTE

Land opposite the property which is included within the sale.

Near by planning within Pencoed Fire Station :

Application Location Pencoed Fire Station Fairlawn Terrace Pencoed CF35 5NN Easting 295919 Northing 181538
Proposal Single storey extension to fire station Community Council Pencoed Town Council Application Type Full
Planning Application Status Decided Applicants Name South Wales Fire & Rescue Service Agents Name Lawray
Ltd Agent Address Unit 1 Cae Gwyrdd Tongwynlais CF15 7AB


DIRECTIONS

Upon entering Pencoed, from the Mercedes Garage go under the motorway bridge and continue into Pencoed, past the Comprehensive school. Go through the traffic lights and take the left turn onto Fairlawn Terrace (opposite Tesco).



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

EPC

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



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