

Payton  
Jewell  
Caines



Eleanor Close, Pencoed, Bridgend County.  
CF35 6RD

£290,000

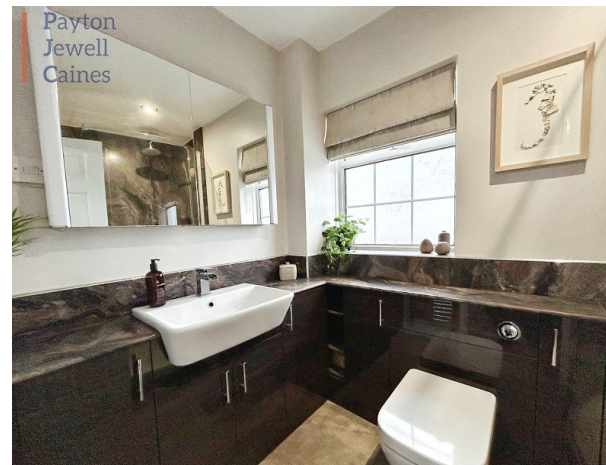
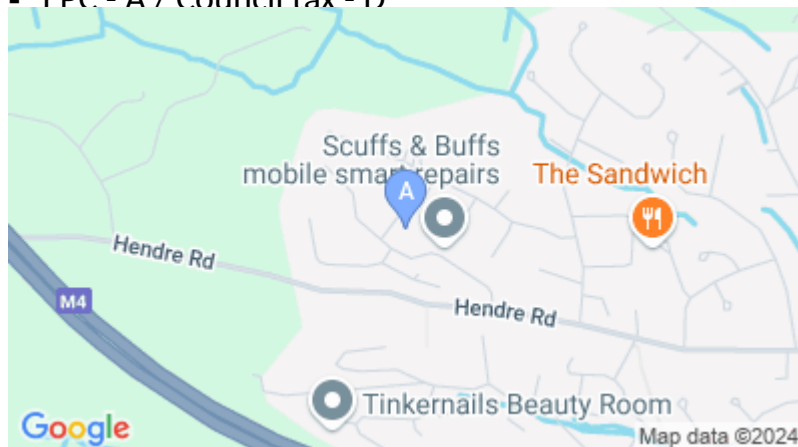
 PAYTON  
JEWELL  
CAINES

# Eleanor Close, Pencoed, Bridgend County. CF35 6RD

An immaculate extended three bedroom semi detached home In The Heart Of Pencoed with an EPC rating A, set in a quiet cul-de-sac location. Open plan lounge/diner with under floor heating to lounge area, recently installed contemporary kitchen and bathroom. Larger than average GARAGE with off road parking for up to three cars. Viewing highly recommended.

£290,000

- Immaculate three bedroom semi detached extended home
- Corner plot with off road parking for up to 3 vehicles
- Newly fitted stylish kitchen and bathroom
- Owned solar panels ( 4KW)
- Under floor heating in a selection of rooms
- larger than average garage with power
- FPC - A / Council tax - D



## DESCRIPTION

An immaculate extended three bedroom semi detached home In The Heart Of Pencoed with an EPC rating A, set in a quiet cul-de-sac location. Open plan lounge/diner with under floor heating to lounge area, recently installed contemporary kitchen and bathroom. Larger than average GARAGE with off road parking for up to three cars. Viewing highly recommended.

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.

### Key Features

Exterior & synthetic render

FREEHOLD

EPC A

Solar panels (4kw)

Under floor heating in a selection of rooms

Fabulous size garage with power

Gas fired combination boiler

## ENTRANCE

Access via a part glazed composite door leading into:

## HALLWAY

Skimmed ceiling. Coved. Emulsioned walls. Radiator. Wood effect ceramic floor tiles with under floor heating. Staircase to first floor accommodation. Under stair storage with the controls for the solar panels. Doors leading off.

## DOWNSTAIRS W.C.

Skimmed ceiling. Coved. Fully tiled walls. Side facing PVCu double glazed window. Radiator. Continuation of the tiled flooring with under floor heating. Room is fitted with a two piece suite comprising corner white hand basin with chrome taps and w.c.

## LOUNGE/DINER (22' 10" x 11' 11") or (6.95m x 3.62m)

Skimmed ceiling. Coving. Emulsioned walls. Bay window. Radiator. PVCu double glazed french doors leading to garden. Continuation of the tiled flooring with the under floor heating to the lounge area only. Split part glazed window door leading into:



## KITCHEN (15' 4" x 11' 1") or (4.67m x 3.38m)

Skimmed ceiling. Inset spotlights. Coved. Emulsioned walls. Radiator. Ceramic tiled flooring. Room is fitted with a range of grey high gloss wall and base units with complementary white quartz effect workstops. Stainless steel single sink and drainer with chrome mixer tap. Two PVCu double glazed windows to front and rear of property. Louvre door into the pantry. Built in oven and microwave. Electric hob. Condenser washer dryer. Breakfast bar area. Part glazed PVCu door leading to utility area.

## UTILITY AREA

Skimmed ceiling. Inset spotlights. Emulsioned walls. Tiles to splash back areas. Grey tiled floor. Shower installed ideal for washing any pets. Built in tumble dryer. Single stainless steel sink and drainer. Continuation of the high gloss grey units from the kitchen. Tiled steps leading to courtesy fire door to the garage.

## GARAGE (29' 4" x 10' 4") or (8.94m x 3.14m)

Access via an electric roller door. Power installed. Larger than average garage and a versatile space that could be converted into an annexe or office/gym area.

## LANDING

Skimmed ceiling. Coved. Loft access hatch leading to the boarded and carpeted attic that has power installed. Emulsioned walls. Side facing PVCu double glazed window. Fitted carpet. Doors leading off.

## BEDROOM 1 (18' 0" x 11' 3") or (5.48m x 3.43m)

Skimmed ceiling. Emulsioned walls. Two front facing PVCu double glazed windows. Radiators. Fitted carpet. Fitted wardrobes. Storage cupboard with power and shelving.

## BEDROOM 2 (11' 9" x 11' 3") or (3.59m x 3.44m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Fitted wardrobes.

## BEDROOM 3 (9' 1" x 6' 1") or (2.78m x 1.85m)

Skimmed ceiling. Loft access hatch that is fully insulated but not full height. Coved. Emulsioned walls. Two PVCu double glazed windows to front and side. Radiator. Laminate flooring.

## FAMILY BATHROOM (7' 11" x 5' 6") or (2.42m x 1.67m)

Skimmed ceiling. Inset spotlight. Emulsioned walls. Brown respatex to shower and splash back areas. Rear facing PVCu frosted double glazed window. Stone effect tiled flooring with under floor heating. Bath is fitted with a three piece suite comprising w.c. and ceramic wash hand basin set with vanity units, walk-in shower with curved shower screen and waterfall chrome shower. Wall mounted chrome towel rail heater.

## OUTSIDE


To the front the garden is enclosed and bounded by wall and hedge row. Wooden gate giving access to the paved foot path leading to the front door and to the side of the property there is a seating and entertaining area. Mainly laid to lawn. To the side of the property the block paving continues to create a driveway for up to three vehicles and access to the garage.

To the rear the garden is enclosed and bounded by walls. Outside tap. Low maintenance concrete garden.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	95	115
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.pjchomes.co.uk)

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