



Duffryn Oaks Drive, Pencoed, Bridgend  
County. CF35 6LZ

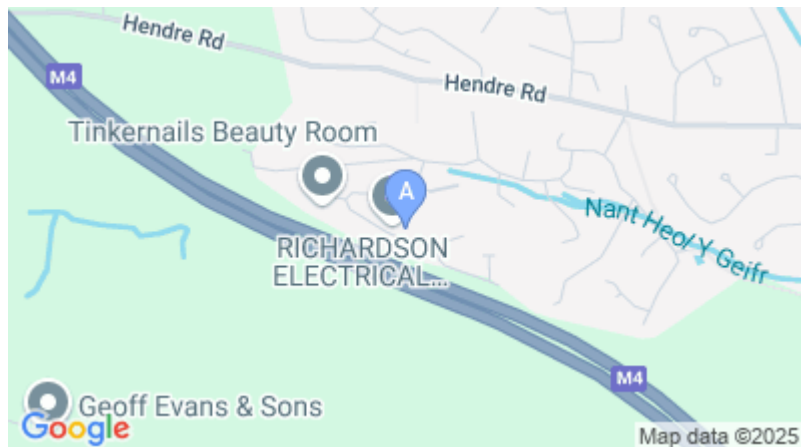
£265,000

## Duffryn Oaks Drive, Pencoed, Bridgend County. CF35 6LZ

Modern three bedroom semi detached town house comprising entrance hall, downstairs w.c. and bedroom two the ground floor, open plan lounge/ diner and kitchen to the first floor and family bathroom, master bedroom with EN SUITE and bedroom three to the second floor. Enclosed rear garden, DRIVEWAY PARKING up to three cars to the front and GARAGE. NO ONGOING CHAIN.

£265,000

- Three bedroom semi detached house
- Open plan lounge / diner
- Downstairs w.c.
- En suite to master bedroom
- Driveway parking and garage
- Council tax - D / EPC - C



## DESCRIPTION

Modern three bedroom semi detached property located to the West of Pencoed on the award winning Duffryn Oaks development where all the houses are individually designed. The accommodation comprises a downstairs w.c. and bedroom two to the ground floor, lounge/diner and kitchen to the first floor and two bedrooms, one with en suite and family bathroom to the second floor. The property also benefits from a garage, enclosed rear garden and off road parking. NO ONGOING CHAIN.

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 composite door leading into the entrance hall.

## ENTRANCE HALL

Skimmed and emulsioned ceiling and walls, skirting and oak laminate flooring. PVCu window to the side of the property, radiator and stairs leading to the first floor with under stairs storage. Door leading into the bedroom.

## DOWNSTAIRS W.C.

Emulsioned ceiling and walls, PVCu frosted window to the front of the property, radiator and oak effect laminate flooring. Two piece suite in white comprising w.c. and wash hand basin with tiling to the splash back and chrome mixer tap.

## BEDROOM 2 (15' 9" x 7' 10") or (4.80m x 2.39m)

Skimmed and emulsioned ceiling and walls, large PVCu double glazed window overlooking the front of the property, radiator, skirting and oak laminate flooring. Large built in wardrobe.

## FIRST FLOOR LANDING

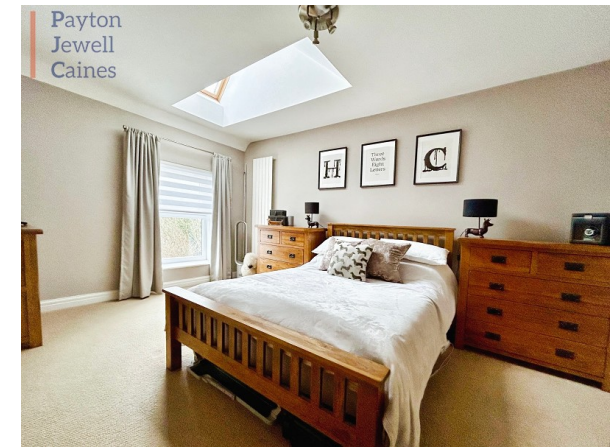
Via stairs with fitted carpet and spindle balustrade. PVCu double glazed window overlooking the rear garden.

## OPEN PLAN LOUNGE/DINER (18' 2" x 17' 5") or (5.53m x 5.30m)

Emulsioned and skimmed ceiling and walls, skirting, a continuation of the oak laminate flooring, two ceiling lights, PVCu double glazed windows overlooking the front and rear of the property and PVCu French doors leading out to the enclosed garden. Feature log burner and modern radiators.

## KITCHEN (11' 10" x 8' 6") or (3.61m x 2.58m)

Skimmed and emulsioned ceiling and walls, inset chrome spot lights, PVCu double glazed window overlooking the front of the property boasting lovely views over the Farmland. A range of wall and base units in white with complementary work surface housing a single drainer sink unit with swan neck mixer tap and decorative tiled splash back. Integrated Bosch dishwasher, oven and hob, Beko fridge/freezer to remain.



## SECOND FLOOR LANDING

Via stairs with fitted carpet and spindle balustrade. Large PVCu window overlooking the rear of the property and vaulted velux window providing plenty of natural light to the landing. Skimmed and emulsioned ceiling and walls, centre pendant light, skirting, radiator and fitted carpet. Doors leading to the bedrooms and bathroom.

### BEDROOM 1 (14' 2" x 10' 3") or (4.32m x 3.13m)

Emulsioned ceiling and walls, vaulted ceiling with velux window, PVCu window overlooking the front of the property and radiator.

### EN-SUITE (10' 5" x 3' 5") or (3.18m x 1.03m)

Emulsioned ceiling with inset spot lights, fully tiled walls. Currently being refurbished.

### BEDROOM 3 (8' 11" x 13' 6") or (2.73m x 4.12m)

Skimmed and emulsioned ceiling and walls, centre light pendant, PVCu window overlooking the front of the property, skirting, radiator and fitted carpet.

### BATHROOM (6' 7" x 6' 6") or (2.01m x 1.98m)

Skimmed and emulsioned ceiling and walls with inset spot lights and fan, part emulsioned / part tiled walls with decorative border and tiled flooring. Three piece suite comprising bath with mixer taps, w.c. and wash hand basin with mixer taps.

## OUTSIDE

Enclosed rear garden bound by feather board edging with raised borders, mature shrubs and a patio area ideal for entertaining. Single outdoor socket. Gate access leading to side of the property.

To the front of the property is a tarmac driveway with decorative slate area for parking and a path leading to the front door. Garage is accessed via an electric door with power.

Driveway parking to the front of the property for three vehicles.


## NOTE

All windows throughout the property are fitted with day/night blinds to remain.

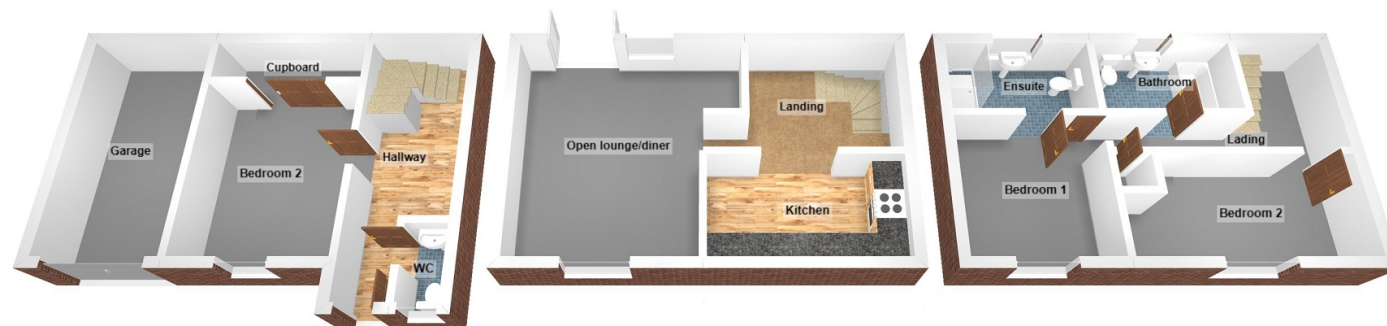


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(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		
<b>England, Scotland &amp; Wales</b>	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)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)