



Heol Maes Yr Haf, Pencoed, Bridgend
County. CF35 5PJ

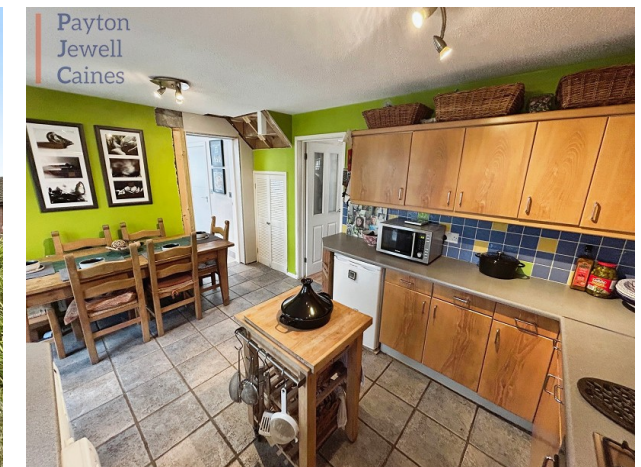
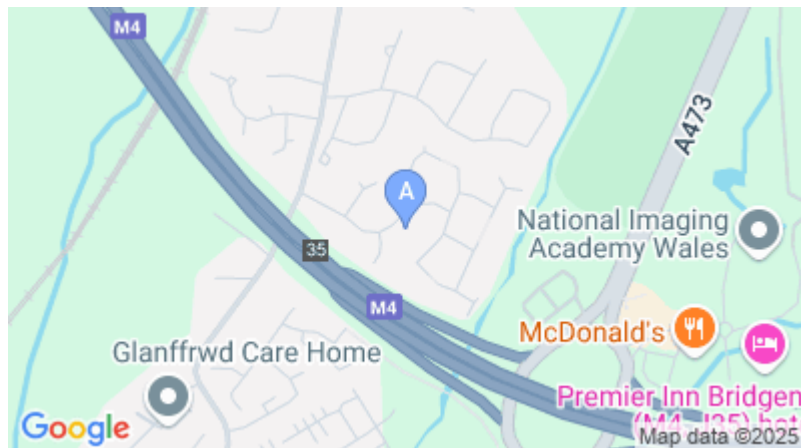
£305,000

Heol Maes Yr Haf, Pencoed, Bridgend County. CF35 5PJ

Introducing this three bedroom DETACHED house comprising entrance hall, lounge, downstairs shower room, kitchen/diner with utility room, CONSERVATORY, three bedrooms, family bathroom and a converted garage that could be used for bedroom four or second lounge. Externally is an enclosed LARGE rear garden and driveway parking. Viewing is highly recommended.

£305,000 - Freehold

- Three bedroom detached house
- Kitchen/diner and newly refurbished utility
- Downstairs shower room and first floor bathroom
- Conservatory
- Large enclosed rear garden
- Driveway parking to the front
- EPC - C / Council tax - D



DESCRIPTION

Introducing this three bedroom DETACHED house comprising entrance hall, lounge, downstairs shower room, kitchen/diner with utility room, CONSERVATORY, three bedrooms, family bathroom and a converted garage that could be used for bedroom four or second lounge. Externally is an enclosed LARGE rear garden and driveway parking. Viewing is highly recommended.

Pencoeed 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 a composite part glazed door with side panel into the entrance porch.

ENTRANCE PORCH

Skimmed and emulsioned ceiling with centre light, feature panelled wall, tiled flooring and modern wall mounted radiator. PVCu window overlooking the front of the property with wooden blind to remain. Built in bench for storage.

GARAGE CONVERSION (16' 5" x 8' 2") or (5.01m x 2.49m)

Can be used as an additional sitting room, bedroom or office space. Skimmed and emulsioned ceiling, inset spot lights, skimmed and emulsioned walls with feature wood effect wall, PVCu french doors overlooking the front of the property with cafe style wooden fitted shutter blinds to remain. Radiator, skirting and solid wood flooring.

LOUNGE (14' 11" x 14' 9") or (4.54m x 4.49m)

Artexed, emulsioned and coved ceiling with centre pendant light, skimmed and emulsioned walls, skirting and wood effect laminate flooring. Large PVCu window to the front of the property with cafe style wooden fitted shutter blinds to remain. Feature wooden fireplace with marble hearth with catalytic gas fire to remain and stairs leading to the first floor. Part glazed / part wooden door leading into the kitchen.

KITCHEN (14' 10" x 10' 1") or (4.52m x 3.07m)

Artexed and emulsioned ceiling, skimmed walls, tiled flooring, PVCu window overlooking the conservatory and PVCu French doors leading into the conservatory. A range of wall and base units in wood effect with chrome handles and complementary work services housing a one and half bowl stainless steel sink drainer with mixer tap. Stainless steel single oven, gas hob and extractor. Space for washing machine and dishwasher. Worcester boiler and storage area underneath the stairwell. White part panelled/part glazed door leading to the newly fitted utility. Planning permission in place for a 5m x 5m single storey extension, reference number P-19-690-FUL.



UTILITY

Vaulted ceiling with inset spot lights and velux window, skimmed and emulsioned ceiling and walls, PVCu window overlooking the rear of the property and glazed door leading to the side of the property. High gloss kitchen units with grey quartz work surfaces housing a white sink with chrome swan neck mixer tap and quartz splash back and window sill. Porcelanosa Park Acero tiled flooring and skirting. Integrated washing machine, tumble dryer and freezer to remain. Pulley clothes drier installed and white panelled door leading into the shower room.

SHOWER ROOM

Vaulted ceiling with inset lights and velux window, skimmed and emulsioned walls, fully tiled in high end Porcelanosa tiles. Three piece suite comprising fully tiled double shower with waterfall chrome shower head, wall mounted ceramic wash hand basin with chrome waterfall tap with shelf above and w.c. with built in cistern and fitted light up mirror to remain.

CONSERVATORY (12' 7" x 10' 7") or (3.84m x 3.23m)

Vaulted ceiling, part panelled with PVCu sliding doors leading to the rear garden and tiled flooring.

LANDING

White staircase with stair runner and treads, artexed ceiling with loft access and chandelier to remain, emulsioned walls with feature paper, PVCu window overlooking the side of the property cafe style wooden fitted shutter blinds to remain. Airing cupboard with water tank and doors leading off.

BATHROOM

Overlooking the rear of the property via obscured glazed PVCu window and finished with skimmed, emulsioned and covered ceiling with inset spot lights and fully tiled in high end Porcelanosa tiles. Three piece suite in white comprising w.c. porcelain wash hand basin with chrome mixer tap and Whirlpool jacuzzi bath with overhead waterfall shower and bath panel with lights. Chrome towel rail and granite window sill.

BEDROOM 1 (13' 9" x 8' 1") or (4.20m x 2.46m)

Overlooking the front of the property via PVCu window with cafe style wooden fitted shutter blinds and curtain pole to remain and finished with artexed, emulsioned and covered ceiling, feature centre rose with pendant to remain, skimmed and emulsioned walls with feature papered wall and full height headboard to remain. Radiator, skirting and solid wood flooring. Fitted wardrobes with mirror.

BEDROOM 2 (11' 3" x 8' 0") or (3.43m x 2.44m)

Overlooking the rear of the property via PVCu window with cafe style wooden fitted shutter blinds to remain and finished with emulsioned, artexed and covered ceiling with centre rose and pendant light, emulsioned walls with feature papered wall, radiator and solid wood flooring. Fitted wardrobe with white/mirror panelled doors to remain.

BEDROOM 3 (9' 5" x 6' 9") or (2.86m x 2.06m)

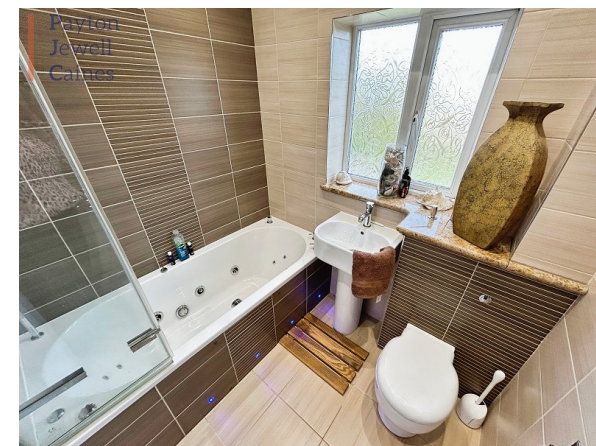
Overlooking the front of the property via PVCu window with cafe style wooden fitted shutter blinds to remain and finished with artexed, emulsioned and covered ceiling, radiator, skirting, skimmed and emulsioned walls with one feature papered wall and solid wood flooring. Storage cupboard with shelving.



OUTSIDE


Large enclosed rear garden bound by block wall with decking area off the conservatory. Laid to lawn with a large semi circle raised pond with borders and mature shrubs. Side access leading to the front of the property.

Dwarf wall to the front of the property with iron railing and feather fencing. Tarmac driveway for 2 cars and large area stone chipping's providing extra parking. Wide composite gate leading to the rear garden on either side.



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		82
(69-80) C	71	
(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.



www.pjchomes.co.uk

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