

Payton
Jewell
Caines



Payton
Jewell
Caines
For Sale
pjc@homes.co.uk
01355 854 224

Glan-y-nant, Pencoed, Bridgend County.
CF35 6TG

£260,000

PJC PAYTON
JEWELL
CAINES

Glan-y-nant, Pencoed, Bridgend County. CF35 6TG

EXTENDED three bedroom semi detached house comprising entrance hall, lounge, extended dining area, kitchen, three bedrooms, family bathroom, LARGER THAN AVERAGE REAR GARDEN, OFF ROAD PARKING and GARAGE. Viewing highly recommended

£260,000 - Freehold

- No ongoing chain
- Extended three bedroom property
- Large corner plot
- Single detached garage/ Ample off road parking
- Close to Woodlands playing fields
- EPC - , Council tax band - D



DESCRIPTION

Introducing this extended three bedroom semi detached house situated on a large corner plot within easy walking distance of Pencoed mainline train station, high street and local Schools. The property benefits two reception rooms, fitted kitchen and a three piece bathroom suite. The property offers good sized family accommodation and is sold with no onward 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 PVCu part glazed door with two frosted side panels leading into the entrance hall finished with artexed and coved ceiling, textured walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Under stairs storage. Doors leading off.

LOUNGE (13' 3" x 11' 6") or (4.05m x 3.51m)

Artexed and coved ceiling, centre fan light, emulsioned and papered walls, large PVCu window overlooking the front of the property, radiator, skirting and fitted carpet. Chimney breast with gas back boiler fire set on marble hearth with marble back plate and mantel. Part glazed sliding doors leading into the dining room.

DINING AREA (10' 11" x 8' 11") or (3.32m x 2.71m)

Artexed and coved ceiling, centre light, emulsioned papered walls, radiator, skirting and fitted carpet. Arch leading into the extension.

EXTENDED DINER (10' 1" x 8' 4") or (3.07m x 2.54m)

Artexed and coved ceiling, emulsioned papered walls, PVCu French doors leading to the rear garden, frosted glazed window overlooking the kitchen, skirting, radiator and fitted carpet. Door leading to kitchen.

KITCHEN (21' 10" x 8' 3") or (6.65m x 2.51m)

Artexed ceiling, two fluorescent lights, emulsioned walls, PVCu window overlooking the rear garden and one overlooking the side of the garden, part frosted glazed PVCu door leading to the side of the property and part fitted carpet/ part grey wood effect vinyl flooring. Large under stairs storage cupboard. A newly fitted modern metallic grey gloss kitchen with a range of wall and base units, chrome handles and complementary black quartz effect work surface. Integrated appliances to include fridge/freezer, oven and four ring gas hob. Space for washing machine. Chrome single bowl sink and drainer with chrome mixer tap.

FIRST FLOOR LANDING

Via stairs. Artexed and coved ceiling, access to loft, smoke detector, textured walls, PVCu window with blinds overlooking the side of the property and fitted carpet. Doors leading off. Storage cupboard housing water tank.

BEDROOM 1 (13' 0" x 9' 9") or (3.97m x 2.98m)

Emulsioned and papered ceiling and walls, coving, fan ceiling light, PVCu window overlooking the front of the property, radiator, skirting and fitted carpet. Fitted wardrobes to remain.



BEDROOM 2 (8' 9" x 9' 9") or (2.66m x 2.97m)

Emulsioned and papered ceiling and walls, coving, PVCu window overlooking the rear garden, radiator, skirting and fitted carpet. Fitted wardrobes to remain.

BEDROOM 3 (9' 5" x 7' 5") or (2.88m x 2.25m)

Emulsioned and papered ceiling and walls, centre light, coving, PVCu window overlooking the front of the property, skirting and fitted carpet. Fitted wardrobes to remain.

BATHROOM (9' 6" x 5' 7") or (2.90m x 1.69m)

PVC tongue and groove ceiling, spot lights, fully tiled walls with decorative border tile, large PVCu frosted glazed window overlooking the rear of the property, wall mounted mirrored cabinet, radiator and vinyl flooring. Three piece suite comprising WC, pedestal wash hand basin and bath with overhead electric shower and glass shower screen.

OUTSIDE

The larger than average enclosed rear garden is bounded by block and feather board fencing. Low maintenance garden laid to lawn with large patio area, greenhouse and mature shrubs. Side gated access to the front of the property.

The front of the property is bounded by dwarf block wall with pressed concrete driveway leading up to detached garage.


DETACHED GARAGE

Up and over electric door. PVCu window overlooking the side and PVCu window overlooking the rear.



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		84
(69-80) C		
(55-68) D	59	
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk