

Payton  
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Caines



Heol Croesty, Pencoed, Bridgend County.  
CF35 5LT

£295,000

 PAYTON  
JEWELL  
CAINES

# Heol Croesty, Pencoed, Bridgend County. CF35 5LT

Four bedroom semi detached BUNGALOW comprising open plan kitchen/dining/family room, shower room, bedroom 4/reception room and bedroom 3 to the ground floor. To the first floor there are two bedrooms. GARAGE and OFF ROAD PARKING. SET ON CORNER PLOT WITH GARDENS TO FRONT, SIDE AND REAR. Potential to extend subject to planning permission. Early viewing highly recommended.

**£295,000 - Freehold**

- Four bedroom semi detached bungalow
- Fully refurbished property
- NO Chain
- Generous corner plot with potential to extend STPP
- Gas combination boiler/ EPC - E , Council tax band - D
- Five minute drive to the M4 corridor



## DESCRIPTION

Introducing this four bedroom semi detached bungalow situated in the sought after location of Heol Croesty, Pencoed. The property benefits from open plan kitchen/dining/family room, four bedrooms, shower room, gardens to front, rear and side with a potential to extend subject to planning permission, driveway parking and single garage.

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

To the side of the property via part glazed/part panelled PVCu door leading into the newly fitted kitchen/lounge/dining room.

## KITCHEN/DINING/FAMILY ROOM (19' 2" x 15' 0") or (5.85m x 4.56m)

Skimmed and emulsioned ceiling and walls, two centre lights, feature media wall and light ash laminate flooring in herringbone effect. The kitchen is finished with a range of gloss wall and base units with complementary black copper fleck worktop with matching up stand housing a single bowl sink drainer and black swan neck tap. Built in electric oven and hob, space for fridge freezer and washing machine. Cupboard housing the combination boiler. PVCu double glazed window overlooking the side of the property and two large PVCu double glazed windows overlooking the front of the property. Wall mounted grey radiator.

## HALLWAY

Carpeted stairs leading to the first floor and ash dakota wooden doors leading off.

## BEDROOM 3 (11' 4" x 9' 4") or (3.45m x 2.84m)

Skimmed and emulsioned ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator, PVCu double glazed window overlooking the rear garden and built in storage cupboard.

## BEDROOM 4 / RECEPTION ROOM (9' 11" x 9' 9") or (3.02m x 2.98m)

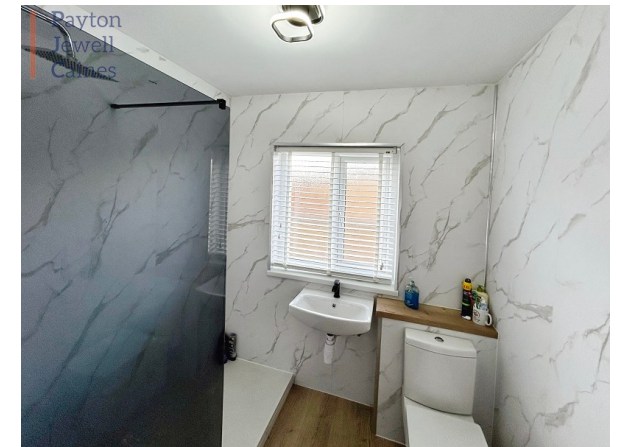
Skimmed and emulsioned ceiling with centre light, emulsioned walls, skirting, radiator, fitted carpet, PVCu double glazed window to the rear garden.

## SHOWER ROOM (6' 8" x 6' 1") or (2.03m x 1.86m)

Skimmed and emulsioned ceiling, respertex panelled walls in marble effect, extractor fan, PVCu window overlooking the side of the property and chrome towel rail radiator. Three piece suite comprising walk in shower with shower screen and waterfall chrome shower, freestanding wash hand basin with black mixer tap and low level w.c.

## LANDING

Via stairs with fitted carpet. Skimmed and emulsioned ceiling with centre light, emulsioned walls, smoke alarm, fitted carpet and strip lights to the stairwell.



## BEDROOM 1 (19' 9" x 9' 5") or (6.01m x 2.88m)

Skimmed and emulsioned ceiling with inset spot lights, emulsioned walls, loft access, skirting, fitted carpet, radiator, PVCu double glazed window to the side of the property and eaves storage.

## BEDROOM 2 (19' 8" x 8' 11") or (5.99m x 2.73m)

Skimmed and emulsioned ceiling and walls, inset spot lights, skirting, fitted carpet, radiator, PVCu double glazed window overlooking the side of the property and door leading to eaves storage.

## OUTSIDE

The front garden is bound by feather board edging and brick wall, laid to lawn with concrete path leading to the side gate.

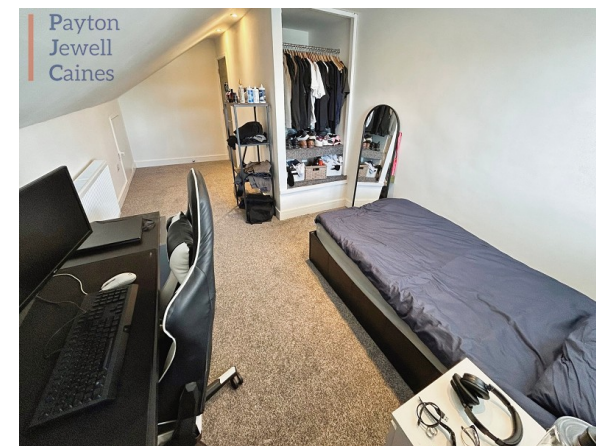
The rear garden is bound by feather board edging, small raised border and seeded garden. Gates leading to a concrete driveway to the side of the property and detached garage via up and over door and wooden courtesy door. Footings are in place for storage area.

## NOTE

Planning permission for extension p/23/604/ful


Smart home integration via Alexa for lights and heating to be controlled.

CCTV to remain.

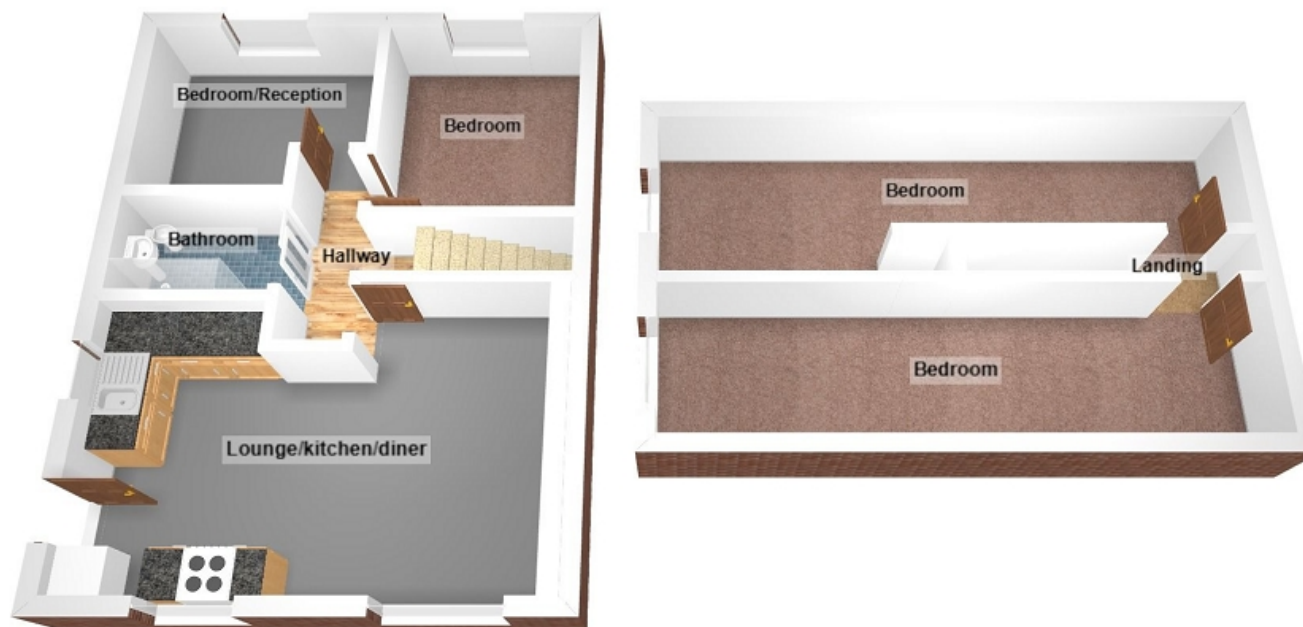


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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.



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