

Payton
Jewell
Caines



Clos Penglyn, Pencoed, Bridgend County.
CF35 6NX

Offers Over
£380,000

 PAYTON
JEWELL
CAINES

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Four bedroom DETACHED family home situated in a quiet cul-de-sac comprising entrance hall, lounge, CONSERVATORY, kitchen/diner, downstairs w.c. utility, EN SUITE to master bedroom, family bathroom, DRIVEWAY PARKING and GARAGE. Viewing highly recommended.

Offers Over £380,000

- Four bedroom detached house
- Quiet cul-de-sac location
- Open plan kitchen/diner with utility
- En suite bathroom and downstairs w.c.
- Conservatory, EPC - / Council tax -
- Off road parking and garage



DESCRIPTION

Introducing this well presented four bedroom detached house situated in a quiet cul-de-sac. The property benefits from a lounge, good sized kitchen/diner with central island, utility, downstairs w.c. conservatory, en suite bathroom to bedroom one, family bathroom, enclosed and private rear garden, driveway parking to the front and garage. Viewing highly recommended.

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 door with obscured glass and side panel into the entrance hall.

ENTRANCE HALL

Emulsioned, artexed and coved ceiling, emulsioned and skimmed walls with dado rail, skirting, tiled flooring and radiator. Built in storage cupboard, carpeted staircase with spindle balustrade leading to the first floor with under stairs storage area.

LOUNGE (20' 2" x 10' 11") or (6.15m x 3.34m)

Skimmed, emulsioned and coved ceiling, emulsioned walls, skirting, oak effect laminate flooring and PVCu box bay window overlooking the front of the property. Feature fireplace housing a gas fire to remain.

OPEN PLAN KITCHEN/DINER (17' 5" x 11' 6") or (5.31m x 3.51m)

Accessed via wooden panelled door and finished with skimmed, emulsioned and coved ceiling, skirting, radiator and ceramic tiled flooring. A range of wall and base units in cream shaker style with centre island and coordinating units. Complementary wood effect work surfaces housing a ceramic one and half bowl sink with swan chrome mixer tap. Range cooker with extractor above, PVCu window overlooking the private rear garden and doors leading to the conservatory. Door leading into the utility.

UTILITY (8' 1" x 3' 7") or (2.46m x 1.09m)

Emulsioned and artexed ceiling, emulsioned walls, a continuation of the tiled flooring, skirting, radiator, PVCu part panelled/part glazed door with side window to the rear garden. Plumbing for washing machine, space for dishwasher or tumble dryer and stainless steel sink unit with chrome mixer taps. Doorway leading to the downstairs w.c. and courtesy door leading into the garage.

GARAGE (17' 11" x 8' 8") or (5.45m x 2.64m)

Power, eaves storage and wall mounted gas fired combination boiler.

DOWNSTAIRS W.C.

Emulsioned and artexed ceiling, emulsioned walls, radiator, skirting, continuation of the tiled flooring and obscured PVCu window overlooking the side of the property. Two piece suite comprising low level w.c. and wall mounted wash hand basin.



CONSERVATORY (10' 0" x 7' 10") or (3.05m x 2.39m)

Polycarbonate roof, fully glazed PVCu double glazed windows, power and PVCu door leading to the rear patio.

LANDING

Skimmed and emulsioned ceiling and walls, loft access, dado rail, skirting and fitted carpet. Built in storage cupboard, PVCu window overlooking the side of the property and doors leading to four bedrooms and bathroom.

BEDROOM 1 (12' 2" x 10' 8") or (3.70m x 3.25m)

Overlooking the rear garden via PVCu double glazed window and finished with skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator and door leading to the en suite.

EN-SUITE BATHROOM (6' 2" x 5' 4") or (1.88m x 1.62m)

Emulsioned and artexed ceiling, part tiled/part emulsioned walls, vinyl flooring in tile effect and radiator. Three piece suite comprising bath with chrome taps, low level w.c. and pedestal wash hand basin. Electric fan.

BEDROOM 2 (10' 5" x 9' 3") or (3.18m x 2.83m)

Overlooking the front of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling and walls, skirting, fitted carpet and radiator.

BEDROOM 3 (9' 3" x 6' 6") or (2.83m x 1.98m)

PVCu double glazed window overlooking the rear garden and finished with skimmed and emulsioned ceiling and walls, skirting, fitted carpet and radiator.

BEDROOM 4 (9' 7" x 6' 11") or (2.91m x 2.10m)

Overlooking the front of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling and walls, skirting, fitted carpet and radiator.

FAMILY BATHROOM (8' 2" x 7' 4") or (2.50m x 2.24m)

Emulsioned and artexed ceiling, part tiled/part emulsioned walls, wood effect vinyl flooring, radiator, skirting and PVCu obscured window overlooking the side of the property. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. and bath with overhead electric shower.

OUTSIDE

Low maintenance front garden laid to lawn with parking for two vehicles. Step leading to the front door.

The rear garden is bound by feather board fencing, patio area and step up to a low maintenance tiered garden laid to lawn with mature borders to the rear. Side access to the front of the property.



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		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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