



Bryn Rhedyn, Pencoed, Bridgend County.  
CF35 6TL

£245,000



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Four bedroom semi detached BUNGALOW comprising entrance hall, lounge, dining room, kitchen, bathroom, low maintenance enclosed rear garden, driveway parking and GARAGE. Viewing recommended.

**£245,000 - Freehold**

- Four bedroom semi detached bungalow
- Lounge and dining room
- Enclosed low maintenance rear garden
- Driveway parking and garage
- Viewing recommended
- EPC - D / Council tax - C





## DESCRIPTION

Four bedroom semi detached BUNGALOW comprising entrance hall, lounge, dining room, kitchen, bathroom, low maintenance enclosed rear garden, driveway parking and GARAGE. Viewing 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 part glazed PVCu door into entrance hall finished with textured and coved ceiling, emulsioned textured walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Doors leading off. Large under stairs storage cupboard.

## KITCHEN (8' 6" x 7' 5") or (2.59m x 2.26m)

Textured and coved ceiling, emulsioned walls, PVCu window overlooking the side of the property and grey wood effect laminate flooring. A range of wall and base units in cream gloss with complementary wood effect laminate work surface. Stainless steel single oven, electric hob and stainless steel extractor fan. Stainless steel single bowl sink with drainer and swan neck mixer tap. Space and plumbing for washing machine. Integrated fridge/freezer to remain. Sliding glazed door leading to dining area.

## DINING AREA (7' 5" x 6' 11") or (2.25m x 2.12m)

Skimmed and coved ceiling, emulsioned walls, large PVCu window overlooking the front garden, radiator, skirting and grey wood effect flooring. Access into the lounge and kitchen.

## LOUNGE (15' 0" x 12' 5") or (4.57m x 3.79m)

Skimmed and coved ceiling, two centre lights, emulsioned walls, chimney breast with stone effect back panel and electric fire, large PVCu window overlooking the front of the property, radiator, skirting and fitted carpet.

## FAMILY BATHROOM (7' 5" x 4' 9") or (2.27m x 1.44m)

Skimmed ceiling, centre light, fan, part tiled/part papered walls, PVCu frosted glazed window overlooking the side of the property, radiator, skirting and tiled flooring. Three piece suite comprising WC, pedestal sink with chrome mixer tap and bath with chrome mixer tap with shower attachment.

## BEDROOM 1 (12' 1" x 9' 4") or (3.69m x 2.85m)

Skimmed and coved ceiling, centre light, emulsioned walls, large PVCu window overlooking the rear garden, radiator, skirting and fitted carpet

## FIRST FLOOR LANDING

Via stairs with fitted carpet. textured and coved ceiling, emulsioned walls, skirting and fitted carpet.



### **BEDROOM 2 (20' 1" x 7' 7") or (6.12m x 2.30m)**

Skimmed ceiling, two Velux sky lights, two ceiling lights, emulsioned walls, access into eaves storage space, radiator, skirting and fitted carpet.

### **BEDROOM 3 (12' 0" x 10' 2") or (3.66m x 3.09m)**

Textured ceiling, emulsioned walls with one papered wall, access to eaves storage space, PVCu window overlooking the rear garden, skirting, radiator and fitted carpet.

### **RECEPTION 2/BEDROOM 4 (10' 6" x 9' 5") or (3.20m x 2.87m)**

Skimmed and coved ceiling, emulsioned walls, PVCu patio door leading to rear garden, cupboard housing newly fitted boiler, radiator, skirting and oak effect laminate flooring.

### **GARAGE (18' 0" x 9' 5") or (5.49m x 2.87m)**

Electric roller door. Power installed. PVCu frosted window to the rear of the garage. Courtesy door to the side leading to garden.

### **OUTSIDE**


The rear garden is bounded by part block/part feather board fencing and is low maintenance laid to patio area and gravel area with border of mature shrubs. Decking area to the rear.

Off road parking to the front of the property with low maintenance frontage laid to pathway, gravel and borders of mature shrubs.



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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(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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