



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

£250,000

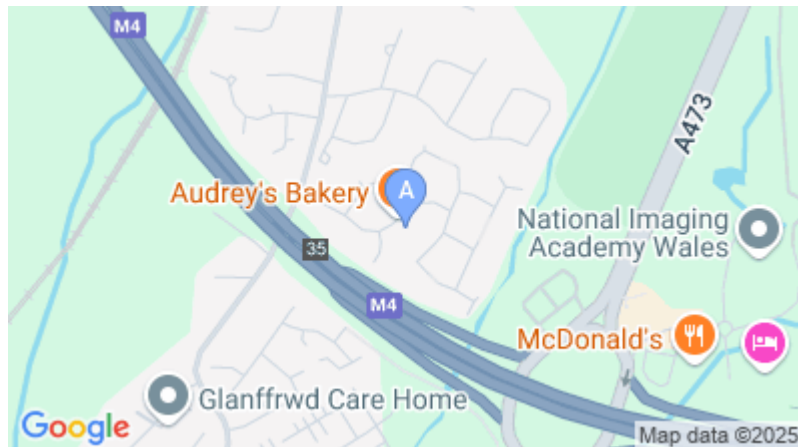


# Heol Maes Yr Haf, Pencoed, Bridgend County. CF35 5PJ

Introducing this three bedroom DETACHED house comprising entrance hall, lounge, W.C, kitchen/diner, three bedrooms, family bathroom and a GARAGE. Externally is an enclosed rear garden and driveway parking. Viewing is highly recommended. NO ONGOING CHAIN.

£250,000

- Three bedroom detached home
- NO CHAIN
- Cul de sac location
- Driveway parking to the front
- Garage
- Council tax band - E/ EPC - C





## DESCRIPTION

Introducing this three bedroom DETACHED house comprising entrance hall, lounge, W.C, kitchen/diner, three bedrooms, family bathroom and a GARAGE. Externally is an enclosed rear garden and driveway parking. Viewing is highly recommended. NO ONGOING 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

Entrance via PVCu part glazed door leading into the porch.

## PORCH (4' 7" x 3' 6") or (1.39m x 1.07m)

Emulsioned and artexed ceiling with emulsioned walls, skirting board, fitted carpet, door leading to WC and living room.

## W.C. (5' 2" x 2' 8") or (1.58m x 0.81m)

Emulsioned and artexed ceiling, emulsioned walls, skirting board, fitted carpet, obscured window overlooking the front of the property and consumer board. Two piece suite comprising low level WC and wall mounted sink with chrome taps and tiling to splashback.

## LIVING ROOM (15' 4" x 14' 10") or (4.68m x 4.52m)

Emulsioned and artexed ceiling with centre light, papered and emulsioned walls divided with a dado rail, skirting board, fitted carpet, two radiators, PVCu window overlooking the front of the property. Stairs leading to first floor and a door leading to kitchen/ diner.

## KITCHEN/DINER (14' 11" x 10' 5") or (4.54m x 3.17m)

Emulsioned ceiling and walls, skirting board, tiled flooring, radiator, under stairs storage. PVCu window overlooking the rear garden along with PVCu sliding doors leading onto the patio area. The kitchen comprises a range of wall and base units with complementary work surface. Wall mounted combination boiler. Stainless steel single bowl drainer with chrome swan neck tap. Built-in electric stainless steel oven with a gas burner and overhead extractor. Space for under counter fridge. Plumbing for washing machine. Breakfast bar area.

## LANDING

Skimmed emulsioned ceiling and walls, skirting boards, fitted carpet with PVCu window looking out to the side of the property, access to the loft, built in storage cupboard. Doors leading off to three bedrooms and family bathroom.



### **BEDROOM 1 (14' 3" x 8' 2") or (4.34m x 2.50m)**

Artexed ceiling with centre light, emulsioned walls, skirting board, fitted carpet, radiator, PVCu window looking out to the front of the property, built in wardrobes and overhead storage.

### **BEDROOM 2 (11' 7" x 8' 0") or (3.52m x 2.45m)**

Artexed ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator, PVCu window overlooking the rear garden.

### **BEDROOM 3 (9' 7" x 6' 7") or (2.93m x 2.01m)**

Artexed ceiling with emulsioned walls, skirting boards, fitted carpet, built-in storage cupboard, radiator and PVCu window looking over the front garden.

### **BATHROOM**

Emulsioned artexed ceiling, part emulsioned/part tiled walls, skirting board, fitted carpet, radiator, obscured window looking out to the rear of the property. Three piece suite comprising low level WC, pedestal sink with chrome taps and walk in shower with electric shower.

### **OUTSIDE**

An enclosed low maintenance rear garden with a large patio area edged with a box bush and the remainder laid to lawn. The garden is bounded by feather board fencing, gravel borders and mature shrubs. Access to the garage via a courtesy door. Gated access to the front of the property.

Low maintenance front garden laid to lawn with tarmac driveway and area laid to gravel for two cars side-by-side.


### **GARAGE**

Electric roller shutter door. Courtesy door to rear garden.





# 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>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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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