

Payton
Jewell
Caines



Gelliaur, Pencoed, Bridgend County. CF35
6JQ

Offers In Region Of
£275,000

 PAYTON
JEWELL
CAINES

Gelliaur, Pencoed, Bridgend County. CF35 6JQ

Four double bedroom semi detached house comprising inner porch, entrance hall, lounge, kitchen/diner, utility with SCOPE to add shower room or W.C, family bathroom, enclosed rear garden, DRIVEWAY to the front and SINGLE GARAGE scope to convert to a second reception room. The property is situated at the head of a quiet cul-de-sac with pathway leading to Pencoed common.

Offers In Region Of £275,000 - Freehold

- Four double bedroom semi detached property
- Quiet cul-de-sac location
- Kitchen/diner with utility - Scope to add W.C
- First floor bathroom
- Single garage scope to convert to a reception room
- Driveway parking



DESCRIPTION

Introducing this well presented Four double bedroom semi detached house comprising inner porch, entrance hall, lounge, kitchen/diner, utility with SCOPE to add shower room or W.C, family bathroom, enclosed rear garden, DRIVEWAY to the front and SINGLE GARAGE scope to convert to a second reception room. The property is situated at the head of a quiet cul-de-sac with pathway leading to Pencoed common.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, 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 double glazed door with side panels leading into the hallway.

INNER PORCH

Skimmed and emulsioned ceiling and walls, ceramic tiled flooring and double glazed panelled doors leading into the entrance hall.

ENTRANCE HALL

Skimmed and emulsioned ceiling and walls, radiator, fitted carpet, staircase leading to the first floor with under stairs storage area.

LOUNGE (13' 10" x 10' 11") or (4.21m x 3.33m)

Overlooking the front of the property via a large PVCu double glazed window and finished with skimmed and emulsioned ceiling, papered walls, fitted carpet and radiator. Bi-fold door leading into the dining room.

KITCHEN (9' 2" x 8' 9") or (2.79m x 2.66m)

Overlooking the rear of the property via PVCu double glazed window and finished with emulsioned ceiling and walls and ceramic tiled flooring. A range of wall and base units in beech and sage green with complementary work surfaces housing a stainless steel sink drainer with chrome mixer tap. Space for freestanding cooker with overhead extractor and space for further appliances. Door leading into a utility room and pantry and archway leading into the dining area.

DINING ROOM (10' 2" x 8' 2") or (3.10m x 2.48m)

Skimmed and emulsioned ceiling with centre pendant light and emulsioned walls, light wood laminate flooring, radiator and PVCu French doors leading out to the rear garden.

UTILITY / LAUNDRY ROOM (10' 1" x 7' 7") or (3.07m x 2.30m)

Skimmed and emulsioned ceiling and walls, PVCu part panelled/part glazed walls, PVCu part glazed/part panelled door and PVCu window to the rear of the property. Space and plumbing for washing machine and tumble dryer. A range of wall and base units with complementary work surface and ceramic tiled flooring. Door leading into the garage.

GARAGE (18' 8" x 7' 10") or (5.68m x 2.38m)

Power, lighting and up and over door to the front of the property. Consumer unit and gas metre.



LANDING

Via stairs with fitted carpet. Emulsioned ceiling and walls, fitted carpet, inset spot lights and access to the loft which is insulated.

BEDROOM 1 (13' 6" x 11' 2") or (4.11m x 3.40m)

Overlooking the front of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling, centre pendant light, papered walls with feature papered wall, fitted carpet and radiator. Fitted wardrobe to remain.

BEDROOM 2 (16' 4" x 9' 3") or (4.98m x 2.83m)

Overlooking the front of the property via two PVCu double glazed windows and finished with skimmed and emulsioned ceiling, papered walls, radiator and fitted carpet. Wardrobe to remain.

BEDROOM 3 (14' 2" x 7' 8") or (4.31m x 2.34m)

Overlooking the rear of the property via PVCu double glazed window overlooking the rear of the property and finished with a vaulted ceiling with skylight, exposed beams and spot lights, radiator and fitted carpet. Fitted wooden ladder leading to the mezzanine ideal for a reading area.

BEDROOM 4 (11' 1" x 10' 6") or (3.39m x 3.19m)

Overlooking the rear of the property via PVCu double glazed window and finished with emulsioned and skimmed ceiling and walls, grey laminate flooring and radiator.

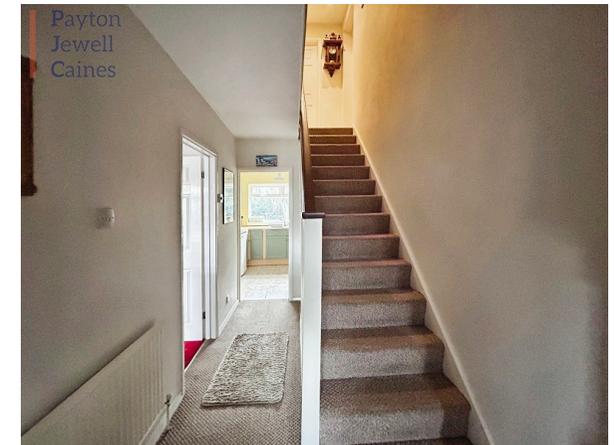
BATHROOM (6' 10" x 5' 7") or (2.08m x 1.71m)

Overlooking the rear of the property via obscured PVCu double glazed window and finished with emulsioned and skimmed ceiling with inset spot lights, fully tiled walls and grey laminate flooring. Three piece suite comprising bath with chrome taps, w.c. and wash hand basin with chrome tap and towel rail radiator.

OUTSIDE

Enclosed rear garden laid to lawn and bound by two brick walls and shrubbery, decking area with raised borders and pathway with circular patio area. Electric and water, hob tub to remain. Small storage shed. There is a Tree Preservation Order to the rear boundary.

The front of the property is bound by dwarf brick wall with concrete driveway with mature shrubs. E.V. charge to remain if required.



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		85
(69-80) C	72	
(55-68) D		
(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

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