

Payton  
Jewell  
Caines



Bryn Rhedyn, Pencoed, Bridgend County.  
CF35 6TL

£225,000

**PJC** PAYTON  
JEWELL  
CAINES



## Bryn Rhedyn, Pencoed, Bridgend County. CF35 6TL

Three bedroom semi detached BUNGALOW comprising entrance hall, L shaped lounge/diner, kitchen, CONSERVATORY, bathroom, three bedrooms, ENCLOSED REAR GARDEN, OFF ROAD PARKING and GARAGE. Early viewing highly recommended.

**£225,000 - Freehold**

- Three bedroom semi detached bungalow
- Lounge/diner
- Conservatory/ Council tax band - C / EPC -D
- Master bedroom upstairs
- Enclosed rear garden
- Off road parking/ garage





## DESCRIPTION

Introducing this three bedroom semi detached bungalow comprising entrance hall, L shaped lounge/diner, kitchen, conservatory, bathroom, three bedrooms, enclosed rear garden, off road parking and garage. Early viewing highly recommended.

Pencoeed 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 part glazed door at the side of the property leading into the hallway finished skimmed ceiling, two ceiling lights, smoke alarm, emulsioned walls, radiator, skirting and original parquet flooring. Stairs leading to the first floor. Doors leading off. Large under stairs cupboard.

## BEDROOM 3/RECEPTION 2 (8' 6" x 7' 5") or (2.58m x 2.26m)

Skimmed ceiling and walls, PVCu window overlooking the side of the property, skirting and wood effect laminate flooring.

## L-SHAPED LOUNGE/DINING ROOM (20' 3" max x 15' 4" max) or (6.16m max x 4.67m max)

Skimmed ceiling, two centre pendant lights, emulsioned walls, decorative fireplace with mosaic back plate and space for electric fire (could remain if needed), two large PVCu windows overlooking the front of the property, two radiators, skirting and a continuation of the wood block parquet flooring.

## KITCHEN (10' 6" x 9' 5") or (3.20m x 2.86m)

Skimmed ceiling, inset spot lights, smoke alarm, emulsioned walls with tiling to splash back areas, skirting and slate effect ceramic tiled flooring. A range of white gloss wall and base units with wood block roll edge work surface. Single stainless steel single oven with electric hob and overhead extractor. Large stainless steel single bowl sink and drainer with swan mixer tap. Space for washing machine, dishwasher and fridge/freezer. PVCu sliding doors leading to the conservatory.

## CONSERVATORY (17' 5" max x 11' 0" max) or (5.31m max x 3.36m max)

L shaped. Polycarbonate roof, PVCu windows set on dwarf wall, radiator, power points, wood effect laminate flooring and sliding doors leading to the rear garden.

## BEDROOM 2 (11' 10" x 9' 5") or (3.60m x 2.87m)

Skimmed ceiling, centre fan light, emulsioned walls with one feature papered wall, large PVCu window overlooking the conservatory, skirting and wood effect laminate flooring.

## BATHROOM (4' 7" x 7' 4") or (1.40m x 2.24m)

Skimmed ceiling, centre light, fan, fully tiled walls with decorative border tile, PVCu frosted glazed window overlooking the side of the property, white towel rail and marble quartz effect floor tiles. Three piece suite in white comprising WC, corner vanity sink unit with chrome mixer tap and bath with centre chrome tap and overhead waterfall shower with hand attachment.



## FIRST FLOOR LANDING

Via stairs. Skimmed ceiling, emulsioned walls with feature papered wall.

## BEDROOM 1 (14' 2" x 12' 7") or (4.31m x 3.84m)

Skimmed ceiling, emulsioned walls with one feature papered wall, PVCu window overlooking the rear of the property, radiator, skirting and wooden floor boards. Storage cupboard with additional storage to the eaves.

## OUTSIDE

Low maintenance rear garden bounded by block wall, patio ideal for garden furniture and borders for planting. Courtesy door to garage. Gated access to the front of the property.

The front of the property is bounded by block wall with double metal gates leading to the driveway suitable for parking two/three cars. Low maintenance frontage laid to gravel with mature shrubs.


## GARAGE

Courtesy door to the garden.





# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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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