

Payton  
Jewell  
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Vale Reach, Pencoed, Bridgend County.  
CF35 6LG

Offers In Region Of  
£385,000

**PJC** PAYTON  
JEWELL  
CAINES

## Vale Reach, Pencoed, Bridgend County. CF35 6LG

Four bedroom DETACHED house situated in a small CUL-DE-SAC location of only 29 homes, comprising entrance hall, lounge, dining room, kitchen, utility, DOWNSTAIRS W.C. converted garage/reception two, integral garage, family bathroom, EN SUITE to master bedroom, enclosed rear garden, CONSERVATORY and DRIVEWAY PARKING for two cars. Viewing highly recommended.

### Offers In Region Of £385,000 - Freehold

- Four bedroom detached house
- Three reception rooms
- Kitchen with utility / downstairs w.c.
- En suite to master bedroom / EPC - C
- Driveway parking for two cars and garage



## DESCRIPTION

Introducing this four bedroom detached house comprising lounge, dining room, kitchen, utility, downstairs w.c. reception two, integral garage, en suite to master bedroom, family bathroom, driveway parking for two cars, garage, conservatory and enclosed rear garden.

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 frosted glazed PVCu door with stained glass window into the entrance hall.

## ENTRANCE HALL

Textured ceiling with centre pendant light, smoke alarm, coving, plastered and emulsioned walls, wall mounted electric consumer box, skirting, radiator and laminate flooring in wood effect. Doors leading to lounge, kitchen, reception 2/garage conversion and downstairs w.c. Stairs leading to the first floor.

## CONVERTED GARAGE/SECOND RECEPTION ROOM (16' 10" x 8' 4") or (5.14m x 2.53m)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting and laminate flooring. PVCu double glazed window overlooking the front of the property and radiator. Door leading into the garage with power and lighting.

## DOWNSTAIRS W.C. (6' 6" x 2' 9") or (1.97m x 0.84m)

Textured ceiling with centre light, part emulsioned / part papered walls with dado rail, skirting and vinyl flooring. Two piece suite comprising wall mounted wash hand basin with chrome taps and tiling to the splash back areas and low level w.c. Radiator and frosted PVCu double glazed window overlooking the side of the property.

## KITCHEN (10' 11" x 9' 9") or (3.34m x 2.98m)

Textured ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. A range of base and wall units in shaker style cream with complementary roll top work surfaces housing an inset sink with chrome mixer tap. Integrated electric oven, four ring gas hob and overhead extractor fan. Space for freestanding washing machine, breakfast bar area, radiator and PVCu double glazed window overlooking the rear of the property. Door leading to under stairs pantry style cupboard and wall mounted extractor fan. Opening into the utility area.

## UTILITY (6' 4" x 4' 11") or (1.92m x 1.50m)

Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Fitted base unit with roll top work surface housing a stainless steel sink with chrome mixer tap. Wall mounted gas boiler and space for washing machine and tumble dryer. Radiator and frosted PVCu double glazed door leading out to the rear garden.



## **LOUNGE (18' 2" x 11' 1") or (5.53m x 3.39m)**

Textured and coved ceiling with centre light, plastered and emulsioned walls with dado rail, skirting, laminate flooring in wood effect, box bay PVCu double glazed window overlooking the front of the property and radiator. Feature gas fireplace with marble hearth, surround and wood wooden mantle. Double doors leading into the dining room.

## **DINING ROOM (9' 7" max x 8' 11" max) or (2.93m max x 2.71m max)**

Textured and coved ceiling with centre light, part plastered and emulsioned / part papered wall with dado rail, laminate flooring, radiator and double glazed aluminium sliding doors leading out to the conservatory.

## **CONSERVATORY (11' 9" max x 9' 10" max) or (3.59m max x 3.00m max)**

Perspex roof with spot lights, PVCu double glazed panels and PVCu French doors leading out to the rear garden and tiled flooring. Space for freestanding American style fridge/freezer.

## **LANDING**

Textured and coved ceiling with loft access and centre light, plastered and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the side of the property and doors leading to four bedrooms, family bathroom and airing cupboard housing the hot water tank and shelving.

## **BEDROOM 4 (8' 0" max x 7' 8" max) or (2.45m max x 2.34m max)**

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator. A range of fitted wardrobes.

## **FAMILY BATHROOM (7' 0" max x 3' 0" max) or (2.13m max x 0.92m max)**

Textured ceiling with centre light, extractor fan, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. and bath with chrome taps. Radiator and frosted PVCu double glazed window overlooking the rear of the property.

## **BEDROOM 2 (11' 1" x 9' 9") or (3.39m x 2.98m)**

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator. Built in storage cupboard with mirrored frontage.

## **BEDROOM 1 (11' 7" x 10' 6") or (3.52m x 3.19m)**

Textured ceiling with centre light, plastered and emulsioned walls with one wood panelled wall, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in storage cupboard with mirrored frontage and sliding doors. Door leading to the en suite.

## **EN SUITE (6' 2" x 5' 3") or (1.87m x 1.61m)**

Textured ceiling with centre light, extractor fan, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring. Three piece suite comprising wall mounted wash hand basin with bronze taps and tiled splash back, low level w.c. and shower cubicle with folding glass screen and overhead mixer shower. Wall mounted radiator and frosted PVCu double glazed window overlooking the front of the property.



### **BEDROOM 3 (8' 4" max x 7' 6" max) or (2.53m max x 2.28m max)**

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting and laminate flooring in wood effect, PVCu double glazed window overlooking the front of the property and radiator. Built in storage cupboards.

### **OUTSIDE**

The rear garden can be accessed via the side gate, door from the conservatory or the door from the utility. Good size enclosed rear garden backing onto woodland, manly laid to lawn with patio area, decorative stone, space for trampoline and outside tap.


Tarmac driveway with off road parking for two vehicles to the front of the property. Decorative stone area leading to the garage. Further decorative stone with pathway leading to the front door with overhead canopy and outside light. Lawned area bordered with mature shrubbery and trees.

### **GARAGE**

Accessed via traditional up and over door.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(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		
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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