

Payton
Jewell
Caines



Coychurch Road, Pencoed, Bridgend
County. CF35 5LY

£299,950

PJC PAYTON
JEWELL
CAINES

Coychurch Road, Pencoed, Bridgend County. CF35 5LY

Superb 4 bedroom PERIOD PROPERTY with many original features throughout. The property comprises lounge, kitchen/diner, UTILITY, downstairs WC, four bedrooms, bathroom, ENSUITE to master bedroom, enclosed rear garden and OFF ROAD PARKING. Close to town centre.

£299,950 - Freehold

- Four bedroom character property
- Located close to town centre and all amenities
- Two reception rooms
- Utility room. Downstairs cloakroom
- Four good sized bedrooms/ EPC -E , Council tax band- E
- Master bedroom with en-suite



DESCRIPTION

Stunning traditional property from the early 1900s with many original features.

The house is accessed via a good sized vestibule with original quarry tiles. The hallway is the window to the house with its high ceiling and opulent feel. The house originally had two separate reception rooms, these have been turned into one large living space with chimney breasts to each side. The kitchen/diner is again of a good size with an attractive fitted kitchen hosting a range cooker and integral dishwasher. There is a breakfast bar providing a seating area and ample space for large table and chairs to the dining side. Off the kitchen is a large utility room and a downstairs cloakroom. To the first floor there are 4 good sized bedrooms, master having ensuite off, and a family bathroom. The rear garden has been landscaped and there is off road parking. The property is a few minutes walk from the town centre and close to the local schools. To the rear of the house are open playing fields and the local leisure centre making all amenities on the doorstep of this beautiful family home.

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 PORCH (6' 7" x 5' 7") or (2.0m x 1.70m)

Via leaded glazed composite front door into the entrance porch and finished with emulsioned ceiling and walls, radiator, frosted PVCu glazed window to the side elevation and Victorian tiled flooring. Internal glazed door with side panel leading into the entrance hall.

ENTRANCE HALL (16' 9" x 5' 7") or (5.10m x 1.70m)

Emulsioned and original coved ceiling, smoke alarm, emulsioned walls, radiator, wall mounted heating controls, PVCu frosted glazed window to the side elevation and fitted carpet. Original spindle stairs leading to first floor. Doors leading to lounge and kitchen/diner.

LOUNGE (24' 11" max x 11' 6" max) or (7.60m max x 3.50m max)

Measurements into the bay. Emulsioned and original coved ceiling, two ceiling lights, emulsioned walls, PVCu bay window overlooking the front of the property with radiator below, modern tall radiator and fitted carpet.

KITCHEN/DINER (20' 4" x 11' 2") or (6.20m x 3.40m)

Emulsioned ceiling and walls with tiling to splash back areas, spot lights, radiator, extractor fan, PVCu window overlooking the side of the property, PVCu sliding patio doors leading out to the rear garden and tiled flooring. A range of wall and base units with complementary work surface. Breakfast bar area. Stainless steel sink and drainer with mixer tap. Integrated dishwasher. Freestanding leisure double oven with five ring gas hob to remain with overhead stainless steel cooker hood. Space for fridge/freezer. Door leading to utility.



UTILITY (11' 6" x 4' 11") or (3.50m x 1.50m)

Emulsioned ceiling and walls, access into attic, extractor fan, radiator, PVCu frosted glazed door leading to the rear garden and tiled flooring. Wall units and complementary work surface. Space for washing machine and tumble dryer. Space for freestanding fridge/freezer. Door leading into WC.

DOWNSTAIRS W.C. (5' 3" x 4' 7") or (1.59m x 1.40m)

Emulsioned ceiling and walls, Velux window, extractor fan, tiling to splash back areas, chrome towel rail and tiled flooring. Two piece suite comprising vanity sink unit with mixer tap and low level WC.

FIRST FLOOR LANDING

Via stairs with spindle balustrade and fitted carpet. Emulsioned ceiling and walls, access into attic which has recently been insulated and boarded, extractor, smoke alarm, PVCu window overlooking the side of the property. Doors leading to family bathroom and four bedrooms.

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

Emulsioned ceiling and walls, PVCu window overlooking the rear of the property, radiator and fitted carpet. Door leading to ensuite.

EN-SUITE (8' 10" x 3' 3") or (2.69m x 1.00m)

Measurements into the shower cubicle. Emulsioned ceiling and walls, extractor, spot lights, shaver point, mirrored wall cabinet, tiling to splash back areas, chrome towel rail, frosted PVCu window overlooking the side elevation and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with mixer tap and shower enclosure with glass sliding door and overhead shower with hand attachment.

BEDROOM 3 (11' 6" max x 11' 2" max) or (3.50m max x 3.40m max)

Emulsioned ceiling and walls, PVCu window overlooking the rear elevation, built in cupboard, radiator and fitted carpet.

BEDROOM 2 (13' 5" max x 11' 2" max) or (4.10m max x 3.40m max)

Measurements into the bay. Emulsioned ceiling and walls, original coving, PVCu bay window overlooking the front of the property, radiator, two cupboards and fitted carpet.

BEDROOM 4 (8' 6" x 7' 10") or (2.60m x 2.40m)

Emulsioned ceiling and walls, PVCu window overlooking the front of the property, radiator and fitted carpet.

BATHROOM (7' 10" x 4' 11") or (2.40m x 1.50m)

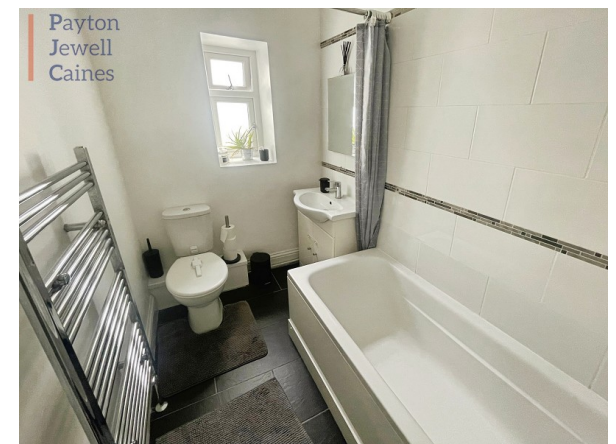
Emulsioned ceiling, spot lights, extractor fan, part emulsioned/ part tiled walls, chrome towel rail, shaver point, light up mirror, frosted PVCu glazed window overlooking the side elevation and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with mixer tap and bath with mixer tap, shower attachment, glass screen and shower curtain rail.



OUTSIDE


Enclosed rear garden laid to patio and lawn with mature shrubs and fruit trees. Side access to the front of the property. Outbuilding for storage.

Block paved driveway to the front of the property bounded by wall and mature hedges. Overhead canopy with external light.



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		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(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.



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