

Payton
Jewell
Caines



Heol Croesty, Pencoed, Bridgend County.
CF35 5LS

£235,000

PJC PAYTON
JEWELL
CAINES

Heol Croesty, Pencoed, Bridgend County. CF35 5LS

Three bedroom semi detached BUNGALOW comprising lounge, kitchen, three bedrooms, bathroom, rear garden, off road parking and garage. The property is situated within a popular area of Pencoed. Viewing is highly recommended to fully appreciate. NO CHAIN

£235,000 - Freehold

- Three bedroom semi detached bungalow
- No chain, Cul de Sac location
- Kitchen
- Off road parking/ Garage
- Enclosed rear garden
- EPC - D, Council tax band - D



DESCRIPTION

Introducing this three bedroom semi detached bungalow situated in the sought after location of Heol Croesty, Pencoed. The property benefits from lounge, kitchen, bathroom, three bedrooms, front and rear garden, driveway parking and single garage. NO 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 (6' 2" x 2' 11") or (1.88m x 0.89m)

Via PVCu part frosted glazed door with side panel into the porch finished with skimmed ceiling, centre light, emulsioned and papered walls, skirting and fitted carpet. Door leading into the lounge.

LOUNGE (15' 1" x 10' 5") or (4.61m x 3.17m)

Textured ceiling, centre light, emulsioned and papered walls, radiator, large PVCu window overlooking the front garden, chimney breast with electric fire set on marble hearth, back panel and wooden surround, skirting and original wood strip flooring.

HALL

Textured ceiling, centre light, smoke alarm, emulsioned walls, radiator, skirting and a continuation of the original wood strip flooring. Doors leading off.

KITCHEN (9' 2" x 9' 9") or (2.80m x 2.98m)

Emulsioned ceiling, centre light, part emulsioned/part tiled walls, PVCu window overlooking the side of the property, PVCu part glazed door leading out to the side of the property and tiled flooring. A range of wall and base units in beech effect with complementary work surface. Built in oven and gas hob with extractor fan. Stainless steel single bowl sink with chrome swan neck tap. Space for washing machine. Integrated under counter fridge.

BATHROOM (6' 9" x 5' 8") or (2.06m x 1.73m)

Emulsioned ceiling, centre light, PVCu frosted glazed window overlooking the side of the property, part tiled walls and tiled flooring. Three piece suite comprising low level WC, sink with chrome taps and bath with electric wall mounted shower.

BEDROOM 2/RECEPTION 2 (11' 5" x 9' 3") or (3.48m x 2.82m)

Papered and emulsioned ceiling, centre light, coving, emulsioned and papered walls, PVCu window overlooking the rear garden, large built in storage, radiator, skirting and fitted carpet.

BEDROOM 3/RECEPTION ROOM 3 (10' 0" x 9' 6") or (3.05m x 2.89m)

Emulsioned ceiling, centre light, emulsioned and papered wall, radiator, PVCu window overlooking the rear garden, skirting and fitted carpet.



FIRST FLOOR LANDING

Via stairs. Emulsioned ceiling and walls, skirting and fitted carpet. Good sized storage cupboard. Step up leading to bedroom one.

BEDROOM 1 (19' 7" x 13' 0") or (5.98m x 3.96m)

Measurements into the recess. Emulsioned ceiling and walls, centre light, radiator, PVCu window overlooking the side of the property, eaves storage, large walk in cupboard with additional door leading to further eaves storage, skirting and fitted carpet. Potential to add an ensuite.

OUTSIDE

Low maintenance front garden bounded by dwarf brick wall and laid to gravel with border of mature shrubs. Large concrete driveway with parking for two/ three cars.


Enclosed low maintenance rear garden bounded by feather board fencing, laid to lawn and patio area ideal for garden furniture.

GARAGE

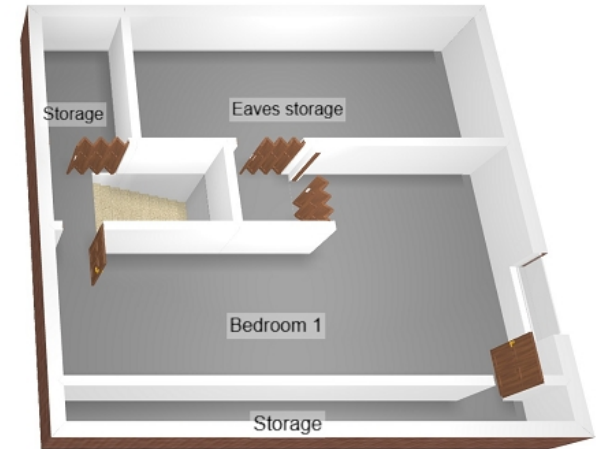
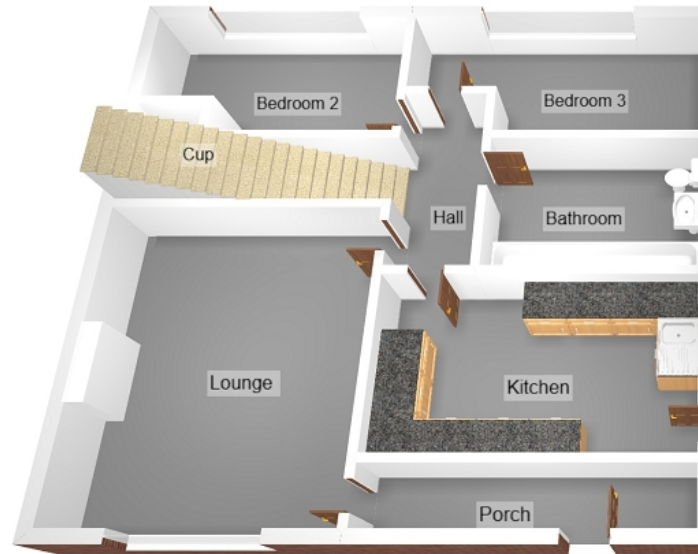


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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

01656 864477

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk