

Payton
Jewell
Caines



Woodstock Gardens, Pencoed, Bridgend
County. CF35 6ST

£300,000

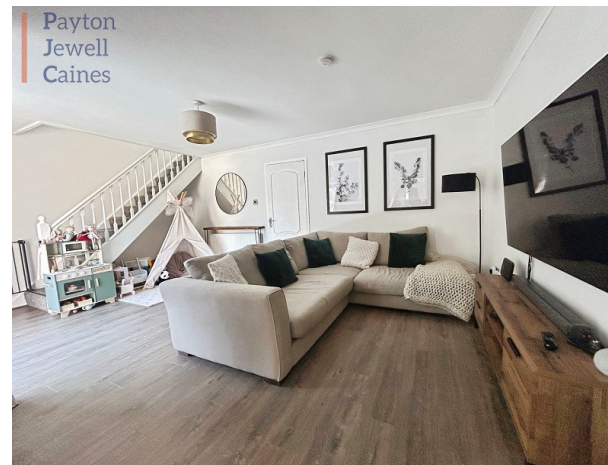


Woodstock Gardens, Pencoed, Bridgend County. CF35 6ST

Introducing this modern and well presented three/ four bedroom extended DETACHED house comprising entrance hall, downstairs w.c. kitchen, lounge, dining room, further reception room/ bedroom four, three bedrooms, family bathroom, enclosed rear garden, integral SINGLE GARAGE and off road parking for two cars. MUST BE VIEWED!

£300,000 - Freehold

- Well presented three/four bedroom detached house
- Downstairs WC
- Lounge plus dining room
- Enclosed rear garden
- Integral garage/ EPC - C, Council tax band - D
- Off road parking



DESCRIPTION

Introducing this modern and well presented three/ four bedroom extended detached house comprising entrance hall, downstairs w.c. kitchen, lounge, dining room, further reception room/ bedroom four, three bedrooms, family bathroom, enclosed rear garden, integral SINGLE GARAGE and off road parking for two cars. MUST BE VIEWED! low maintenance rear garden, integral single garage with off road parking and is within easy walking distance of Pencoed, the local schools and mainline train station. Viewing is highly recommended.

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

Access via a part glazed PVCu door leading into the hallway.

HALLWAY

Skimmed and coved ceiling, emulsioned walls with centre light, thermostat, radiator, skirting and dark oak wood effect laminate flooring. Doors leading to W.C, kitchen, lounge and courtesy door leading to garage.

KITCHEN (9' 8" x 8' 0") or (2.95m x 2.45m)

Skimmed and emulsioned ceiling with inset spotlights, part tiled/part emulsioned walls, PVCu window overlooking the front garden with fitted blinds to remain, skirting and ceramic tiled flooring. Modern white high gloss base and wall units with complementary wooden butchers block work surface. Stainless steel one and a half bowl sink with mixer tap. Built in electric hob and overhead extractor. Stainless steel built in oven and microwave. Integrated fridge and space for freestanding washing machine.

W.C. (7' 8" x 2' 11") or (2.34m x 0.89m)

Skimmed and emulsioned ceiling with centre light, fully tiled walls in mosaic design, Obscured PVCu window overlooking the side of the property and tiled flooring. Two piece suite comprising W.C and wall mounted sink with chrome mixer tap.

LOUNGE (19' 5" x 11' 10") or (5.92m x 3.61m)

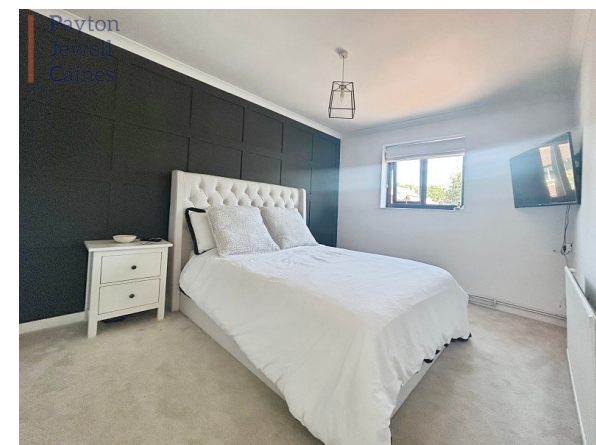
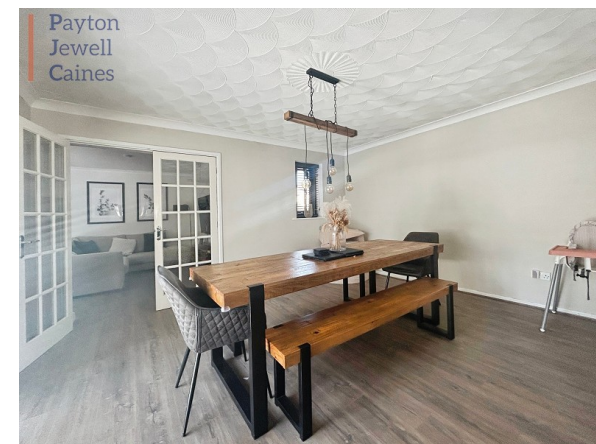
Skimmed and coved ceiling, centre light, emulsioned walls, radiator, skirting and dark oak wood effect laminate flooring. Aluminium sliding doors leading to decking area in the garden. Staircase leading to the first floor. Wooden glazed panelled double doors leading into the dining room.

DINING ROOM (14' 1" x 11' 9") or (4.30m x 3.58m)

Artexed and coved ceiling with centre light, emulsioned walls, skirting, radiator and dark oak wood effect laminate flooring. PVCu window overlooking front garden with fitted blinds to remain and aluminium sliding doors with fitted blinds to remain leading to the rear garden.

RECEPTION 2/BEDROOM 4 (14' 1" x 6' 6") or (4.28m x 1.97m)

Artexed ceiling with centre light, emulsioned walls, PVCu window with fitted blinds to remain overlooking the rear garden, skirting, radiator and fitted carpet.



LANDING

Access via stairs leading to first floor. Skimmed and emulsioned ceiling with centre light, smoke alarm, access to attic, PVCu window overlooking side of the property and fitted carpet. Doors leading off.

BATHROOM (6' 10" x 5' 11") or (2.08m x 1.80m)

Skimmed and coved ceiling with inset spotlights, fully tiled walls with decorative border, obscured PVCu window overlooking the front of the property, chrome towel rail and tiled flooring. Three piece suite comprising WC and sink set within vanity unit, bath with wall mounted electric shower and shower screen.

BEDROOM 1 (12' 7" x 9' 9") or (3.84m x 2.96m)

Skimmed and coved ceiling, centre light, panelled feature wall, skirting, PVCu window with fitted blinds to remain overlooking the rear garden, radiator and fitted carpet.

BEDROOM 2 (12' 3" x 9' 0") or (3.74m x 2.75m)

Emulsioned ceiling and walls, centre light, half height panelled feature wall, skirting, PVCu window with fitted blinds to remain overlooking front of the property, radiator and fitted carpet. Open fronted built in storage.

BEDROOM 3 (9' 8" x 9' 4" max) or (2.94m x 2.84m max)

Artexed ceiling, centre light, part panelled/part emulsioned walls, skirting, PVCu window with fitted blinds overlooking the rear of the property, radiator and fitted carpet. Built in wardrobe.

OUTSIDE

Rear garden bounded by block wall with large decked area with balustrade ideal for garden furniture. Patio area and area laid to lawn. Side gated access.

To the front of the property there is block paving with parking for one vehicle. Area laid to lawn and paved path leading to front door. Canopy providing sheltered area.


GARAGE (17' 9" x 7' 5") or (5.40m x 2.25m)

Access via courtesy door in hallway or outside via the up and over door. Garage has power and houses the combination boiler. Potential to be a utility room.



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		84
(69-80) C	70	
(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.



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