

Payton
Jewell
Caines



South View, Pencoed, Bridgend County.
CF35 6UR

£185,000

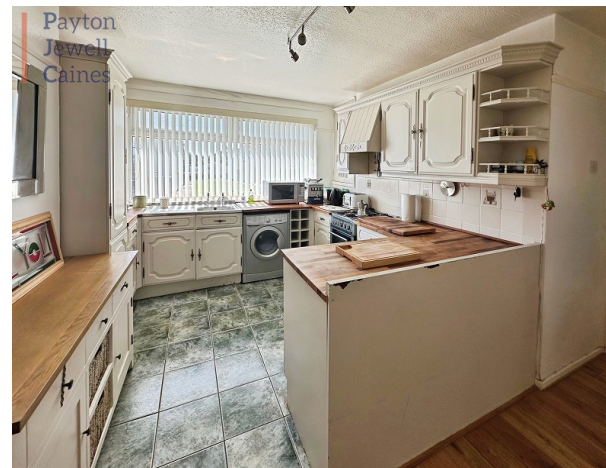
PJC PAYTON
JEWELL
CAINES

South View, Pencoed, Bridgend County. CF35 6UR

Three bedroom semi detached house comprising inner hallway, entrance hall, lounge, dining room, SUN ROOM, kitchen, downstairs shower room, first floor bathroom and off road parking to the front.

£185,000 - Freehold

- Three bedroom semi detached house
- Off road driveway parking
- Two reception rooms plus sun room area
- Walking distance of Pencoed town centre
- Gas fired combination boiler
- EPC - D/ Council tax - B



DESCRIPTION

Introducing this three bedroom semi detached house comprising inner hallway, entrance hall, lounge, dining room, sun room, kitchen, downstairs shower room, first floor bathroom and off road parking to the front.

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 PVCu front door into the inner hallway.

INNER HALLWAY

Painted brick walls and ceramic tiled flooring. Door into storage cupboard and access into the entrance hall via part frosted glazed PVCu front door.

ENTRANCE HALL

Papered walls, solid oak flooring, fitted storage cupboard housing the meters and door leading into the kitchen.

KITCHEN (15' 9" x 10' 6") or (4.80m x 3.20m)

Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind and finished with central strip spot lights, papered walls, half solid oak floor and half tiles. Space for breakfast table and chairs, two under stairs storage areas and space for high level fridge/freezer. A range of low level and wall mounted units in a painted wooden finish with complementary roll top work surface housing an inset sink. Space for cooker, space and plumbing for automatic washing machine.

DINING ROOM (8' 2" x 14' 1") or (2.50m x 4.30m)

Overlooking the front of the property via PVCu double glazed French doors with a fitted vertical blind and finished with coved ceiling, central light fitting, papered walls with half height feature dado rail, skirting and fitted carpet.

DOWNSTAIRS SHOWER ROOM

PVCu frosted glazed window to the rear with a fitted vertical blind and finished with wooden tongue and groove ceiling with central spot light, full height ceramic tiles to the wall and to the floor and radiator. Three piece suite comprising low level w.c. wash hand basin with chrome mixer tap and vanity shelf and separate step up shower cubicle with a glazed door housing an electric wall mounted shower.

LOUNGE (15' 11" x 12' 10") or (4.85m x 3.90m)

PVCu glazed sliding patio doors with side glazed panels leading into the conservatory and finished with a papered ceiling, central light fitting, papered walls with high level feature picture rail, skirting and solid oak floor. Feature fireplace housing an electric fire with sandstone hearth and mantle.

SUN ROOM (11' 6" x 11' 10") or (3.50m x 3.60m)

Polycarbonate anti glare roof, wooden tongue and groove to two walls and laminate flooring.



LANDING

Via stairs with fitted carpet and double wooden balustrade. Papered walls, skirting and fitted carpet.

FAMILY BATHROOM

Access to loft storage, central light fitting, frosted glazed window to the side, papered walls with half height ceramic tiles and painted wooden tongue and groove and ceramic tiled flooring. Three piece suite comprising w.c. wash hand basin with chrome mixer tap and vanity shelf and mirrored bathroom cabinet above and bath.

BEDROOM 1 (12' 10" x 9' 10") or (3.90m x 3.0m)

Overlooking the front via two PVCu double glazed windows and finished with central light fitting and fan, papered walls, skirting and fitted carpet. Storage cupboard housing the Baxi gas fired combination boiler.

BEDROOM 2 (13' 0" x 8' 2") or (3.95m x 2.50m)

Overlooking the rear via two PVCu double glazed windows and finished with central ceiling rose, papered walls, skirting and fitted carpet.

BEDROOM 3 (7' 5" x 9' 6") or (2.25m x 2.90m)


Overlooking the side via PVCu double glazed window and finished with papered wall, skirting and fitted carpet.

OUTSIDE

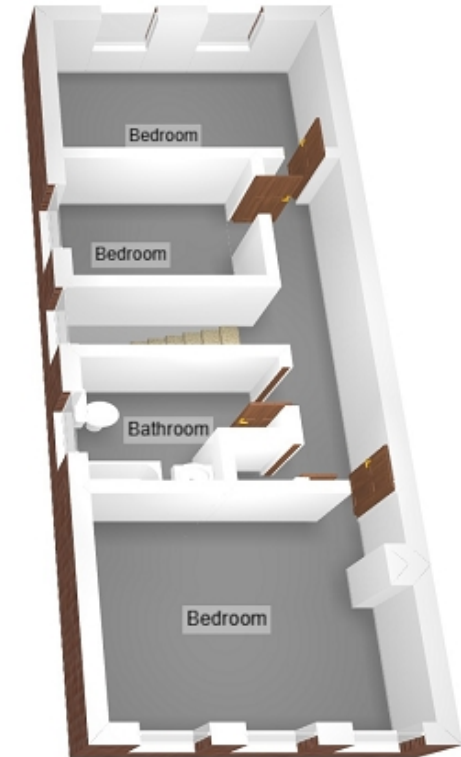
Concrete driveway and small enclosed front garden.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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