

Payton  
Jewell  
Caines



Woodstock Gardens, Pencoed, Bridgend  
County. CF35 6ST

£299,000

**PJC** PAYTON  
JEWELL  
CAINES



## Woodstock Gardens, Pencoed, Bridgend County. CF35 6ST

Four bedroom DETACHED house comprising entrance hall, lounge, dining room, kitchen, DOWNSTAIRS WC, four bedrooms, family bathroom, ENCLOSED PRIVATE REAR GARDEN, OFF ROAD PARKING and GARAGE.

Viewing highly recommended.

**£299,000 - Freehold**

- Four bedroom detached home
- Downstairs WC
- Lounge plus dining room
- Enclosed private rear garden
- Off road parking/ garage
- EPC - C , Council tax band - E





## DESCRIPTION

Introducing this well presented four bedroom detached home comprising entrance hall, lounge, dining room, kitchen, downstairs WC, four bedrooms, bathroom, enclosed private rear garden, off road parking and garage.

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 front door into the entrance hall finished with textured ceiling, pendant light, smoke alarm, coving, papered walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Doors leading to lounge, downstairs WC and kitchen.

## LOUNGE (15' 7" max x 12' 9" max) or (4.76m max x 3.88m max)

Textured ceiling, centre light, coving, papered walls, three wall mounted lights, PVCu double glazed window overlooking the front of the property, radiator, gas fire set on marble hearth with wooden mantel, skirting and fitted carpet. Glazed double doors leading to dining area.

## DINING AREA (11' 11" max x 10' 2" max) or (3.63m max x 3.10m max)

Textured ceiling, centre light, coving, papered walls, PVCu double glazed French doors leading to rear garden, skirting and fitted carpet. Door leading to kitchen.

## KITCHEN (11' 9" x 9' 9") or (3.59m x 2.98m)

Textured ceiling, centre strip light, coving, emulsioned walls with tiling to splash back areas, consumer box, radiator, PVCu double glazed window overlooking the rear of the property, frosted PVCu double glazed door leading to the side of the property, skirting and tiled flooring. A range of wall and base units in shaker style oak with complementary roll top work surface. One and a half inset resin sink with black mixer tap. Freestanding electric double oven with four ring ceramic hob and extractor hood to remain. Washing machine and dishwasher to remain. Space for freestanding fridge/freezer. Wall mounted Worcester gas combination boiler.

## DOWNSTAIRS W.C. (4' 10" max x 4' 0" max) or (1.47m max x 1.22m max)

Textured ceiling, pendant light, part papered/part tiled walls, frosted PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet. Two piece suite comprising low level WC and wall hung sink with mixer tap.

## FIRST FLOOR LANDING

Via stairs with spindle hand rail and fitted carpet. Textured ceiling, access to loft, two pendant lights, papered walls, PVCu double glazed window overlooking the side, skirting and fitted carpet. Doors leading to four bedrooms and family bathroom. Door to airing cupboard with shelving and radiator.



### **BEDROOM 1 (14' 7" max x 10' 4" max) or (4.45m max x 3.14m max)**

Measurements to the face of the wardrobes. Textured ceiling, pendant light, papered walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Built in double storage cupboard with hanging rail and shelving.

### **BEDROOM 2 (10' 6" max x 10' 4" max) or (3.20m max x 3.16m max)**

Measurements to the face of the wardrobe. Textured ceiling, pendant light, papered walls, PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet. Fitted wardrobe with hanging rail and shelving.

### **BEDROOM 3 (10' 2" max x 9' 8" max) or (3.09m max x 2.94m max)**

Textured ceiling, pendant light, papered walls, fitted storage cupboard with hanging rail, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

### **BEDROOM 4 (9' 6" x 7' 1") or (2.90m x 2.17m)**

Textured ceiling, pendant light, papered walls, PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet.

### **BATHROOM (6' 6" max x 6' 5" max) or (1.98m max x 1.95m max)**

Textured ceiling, centre light, tiled walls, radiator, wall mounted mirror cabinet, frosted PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Three piece suite comprising low level WC, pedestal sink and bath with overhead electric shower and folding glass screen.

### **OUTSIDE**

Good sized enclosed and private rear garden with area laid to patio ideal for garden furniture, raised area laid to lawn with decorative borders, mature shrubs and trees. Courtesy door to the side of the garage. Outside tap. Space behind the garage for a freestanding shed.

Off road parking to the front of the property for three vehicles leading to garage. Area laid to lawn with mature acer tree. Outside light.

### **GARAGE**


Traditional up and over door. Power and lighting. Courtesy door to the rear garden.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(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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