

Payton
Jewell
Caines



Pentre Howell, Pencoed, Bridgend County.
CF35 6RG

£480,000

PJC PAYTON
JEWELL
CAINES

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Beautifully presented five bedroom detached property arranged over three floors offering flexibility and privacy for family living and benefits from two separate sitting rooms, modern kitchen/dining room, two en-suites, family bathroom, private rear garden, secluded side garden - ideal for hot tub and detached large single garage. Within easy walking distance to railway station, schools, and all town centre amenities. No onward chain.

£480,000 - Freehold

- Five bedroom detached house
- Two separate living rooms
- Modern kitchen/dining room
- Downstairs w.c. family bathroom and two en suites
- Driveway parking and detached large single garage
- No onward chain / FPC- C / Council tax - F



DESCRIPTION

A rare opportunity to own a substantial, move-in-ready home tucked away in a private and secluded position right in the centre of town, this beautifully presented five bedroom, three storey detached home offers an exceptional blend of generous living space, high-quality finishes, and modern upgrades throughout - offered with no onward chain for a smooth, hassle-free purchase.

Inside the property features two en-suite bedrooms, a family bathroom, two sitting rooms, and a stylish well-equipped kitchen/dining room with a brand new integrated fridge freezer and dishwasher and built-in double oven and five-ring ceramic hob (installed September 2024).

The ground floor showcases solid oak flooring, while the first and second floors have new carpets, creating a warm and modern feel throughout. The home is powered by a new boiler (Sept 2024) and pressurised hot water system, designed for larger homes delivering constant hot water and equal water pressure across multiple bathrooms and appliances simultaneously.

Outdoor features include a fully fenced rear garden with a patio and low maintenance synthetic lawn - no mowing required, and a private side garden, ideal for a hot tub or peaceful retreat. A detached single garage (with electric door and power) is accompanied by caravan/trailer space to the side, offering flexible parking and storage.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, 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 white PVCu part glazed front door leading into the entrance hall.

ENTRANCE HALL

Skimmed ceiling, emulsioned walls, radiator, wooden flooring, stairs leading to the first floor and doors leading off.

RECEPTION 1 (15' 9" x 12' 4") or (4.81m x 3.75m)

Skimmed ceiling, emulsioned walls, radiator, PVCu double glazed French doors leading out to the rear garden and wood flooring. Wall mounted gas fire.

RECEPTION 2/STUDY (13' 11" x 8' 3") or (4.23m x 2.51m)

Skimmed ceiling, emulsioned walls, PVCu double glazed windows to the front of the property, radiator and a continuation of the wooden flooring.



OPEN PLAN KITCHEN/DINER (24' 2" x 8' 8") or (7.37m x 2.65m)

Skimmed ceiling with chrome inset spot lights to the kitchen area, two radiators and plinth heater, PVCu windows to the front of the property set within a box bay, solid oak flooring, PVCu double glazed window to the kitchen area and decorative tiling to the splash back areas. A range of wall and base units with complementary work surfaces, ceramic Belfast sink with hot and cold mixer tap, integrated dishwasher, fridge/freezer and built in oven with grill above, inset five ring induction hob with stainless steel extractor hood above and breakfast bar. Door through to the utility.

UTILITY (8' 0" x 5' 4") or (2.43m x 1.62m)

Skimmed ceiling, extractor fan, light fitting, emulsioned walls, PVCu double glazed side window and PVCu part glazed door leading out to the rear garden, radiator and a continuation of the solid oak flooring. Base unit with under counter space for two kitchen appliances and inset stainless steel sink/drainage with mixer tap. Wall mounted Baxi combination boiler and door leading to the downstairs w.c.

DOWNSTAIRS W.C. (5' 4" x 3' 0") or (1.62m x 0.92m)

Skimmed ceiling, extractor fan, light fitting, electric consumer unit, PVCu frosted window to the side, emulsioned walls, radiator and solid oak flooring. Two piece suite comprising low level w.c. and wall mounted wash hand basin with chrome tap.

LANDING

Via stairs with fitted carpet and wooden balustrade. Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front and fitted carpet. Doors leading off.

FAMILY BATHROOM (8' 1" x 6' 0") or (2.47m x 1.82m)

Skimmed ceiling with chrome inset spot lights, part emulsioned/part tiled walls to the splash back areas, PVCu double glazed window to the side of the property, tiled flooring and radiator. Four piece suite comprising low level w.c. pedestal wash hand basin with chrome hot and cold mixer tap, bath with hot and cold centre mixer tap and handheld shower attachment and corner shower cubicle with chrome mains fed shower with rainfall shower head and glass sliding doors.

BEDROOM 2 (13' 11" x 12' 0") or (4.24m x 3.66m)

Skimmed ceiling, emulsioned walls, PVCu window to the rear of the property, radiator and fitted carpet. Storage cupboard housing the water tank and door leading into the en suite.

EN SUITE (8' 9" x 5' 5") or (2.67m x 1.66m)

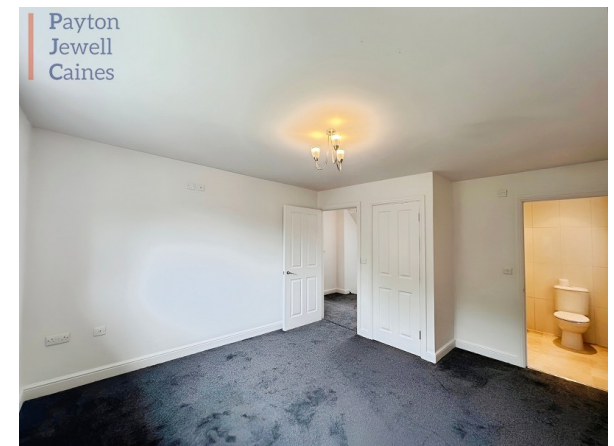
Skimmed ceiling with chrome inset spot lights, ceramic wall tiles, frosted PVCu double glazed window to the side, radiator and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome tap and p shaped bath with chrome wall mounted electric shower and glass shower screen.

BEDROOM 3 (12' 2" x 11' 5") or (3.71m x 3.48m)

Skimmed ceiling, emulsioned walls, PVCu double glazed window to the rear, radiator and fitted carpet.

BEDROOM 4 (12' 0" x 9' 0") or (3.67m x 2.74m)

Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet.



BEDROOM 5 (10' 2" x 8' 10") or (3.10m x 2.70m)

Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet.

SECOND FLOOR LANDING

Via stairs with fitted carpet carpet. Skimmed ceiling, loft access, timber framed tilt and turn Velux window, emulsioned walls and fitted carpet.

BEDROOM 1 (24' 7" x 17' 11") or (7.49m x 5.47m)

Measurements narrow to 3.04m. Skimmed ceiling with inset chrome spot lights, emulsioned walls, two radiators and fitted carpet. Two timber framed velux windows to the front, three timber framed velux windows to the rear and PVCu double glazed window to the side. Door leading to the en suite bathroom.

EN-SUITE BATHROOM (8' 10" x 8' 6") or (2.70m x 2.59m)

Skimmed ceiling with chrome inset spot lights, emulsioned walls, PVCu double glazed window to the side, radiator and tiled flooring. Three piece suite comprising low level w.c. freestanding bath with chrome hot and cold taps with chrome shower attachment and two vanity units with his and hers wash hand basins with chrome mixer taps set on wood work surface.

OUTSIDE


Open front garden with brick driveway leading to the single detached garage, brick path leading to the front door and Astroturf to the side of the garage, enclosed by wooden fence. Steps leading to the side garden laid to Astroturf and bound by wooden fencing to one side, brick house and chipped area ideal for off road parking.

The rear garden is bound to three sides by fencing, small patio area and raised Astroturf area, gate giving access back to the front of the property.

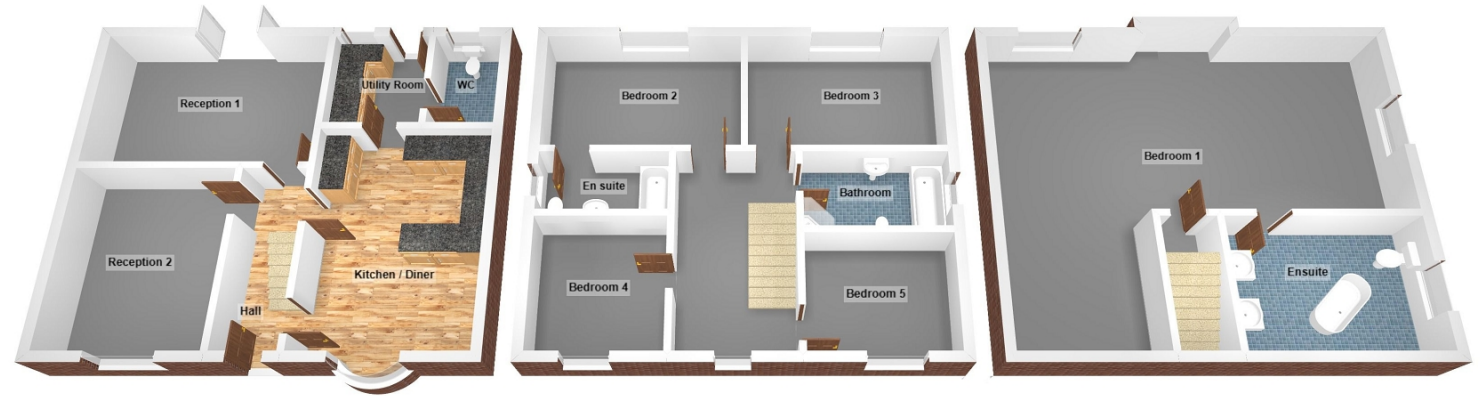


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	78	
(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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