

Payton  
Jewell  
Caines



The Stables Hendre Road, Pencoed,  
Bridgend County. CF35 6TN

£450,000

**PJC** PAYTON  
JEWELL  
CAINES



# The Stables Hendre Road, Pencoed, Bridgend County. CF35 6TN

Four bedroom detached house comprising entrance, inner hallway, downstairs w.c. lounge/diner, kitchen/diner, utility, reception two, EN SUITE to master bedroom, family bathroom, play room/office and DRIVEWAY PARKING.

£450,000 - Freehold

- Four bedroom detached house
- Two reception rooms
- Kitchen/diner and utility
- Family bathroom, en suite and downstairs w.c.
- Driveway parking and garage
- EPC - D/ Council tax - G





## DESCRIPTION

Introducing this four bedroom detached house comprising entrance, inner hallway, downstairs w.c. lounge/diner, kitchen/diner, utility, reception two, EN SUITE to master bedroom, family bathroom, play room/office and DRIVEWAY PARKING.

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 PORCH (6' 0" x 3' 6") or (1.83m x 1.06m)

Via part frosted glazed PVCu double glazed door into the entrance porch finished with emulsioned ceiling, sunken spot lights, exposed stone wall with the remainder plastered and emulsioned, PVCu double glazed window overlooking the side of the property set on dwarf wall, skirting and tiled flooring. PVCu frosted double glazed door leading to the inner hallway.

### INNER HALLWAY (10' 1" x 3' 6") or (3.07m x 1.06m)

Textured papered ceiling, sunken spot lights, access to loft, emulsioned walls with dado rail, exposed stone wall, radiator, skirting and fitted carpet. Door leading to downstairs WC and lounge/diner.

### DOWNSTAIRS W.C. (6' 0" max x 3' 6" max) or (1.83m max x 1.06m max)

Emulsioned ceiling, sunken spot light, part emulsioned/part tiled walls, PVCu double glazed window overlooking the rear, radiator and tiled flooring. Two piece suite comprising vanity sink unit with chrome mixer tap and low level WC.

### LOUNGE/DINER (33' 8" max x 12' 6" max) or (10.27m max x 3.80m max)

Emulsioned ceiling with exposed wooden beams, emulsioned walls, wall lights, log burner set in stone surround, wooden mantel and stone hearth, two PVCu double glazed windows overlooking the side of the property, PVCu double glazed French doors leading out to the side of the property, two radiators, skirting and fitted carpet. Built in storage under the stairs. Stairs leading to the first floor. Door leading to what could be used as a fourth bedroom. Door to kitchen.

### BEDROOM 4 (14' 6" max x 8' 0" max) or (4.41m max x 2.43m max)

Emulsioned ceiling, centre light, double glazed timber framed velux window, emulsioned walls, wall hung mirror cabinet, skirting and wood effect laminate flooring. Built in shower cubicle with overhead chrome shower mixer, tiling to splash back, sliding glass door, extractor fan, wall hung sink with chrome taps and tiled splash back.



## KITCHEN/DINER (15' 10" x 13' 11") or (4.83m x 4.25m)

Emulsioned ceiling, exposed beams, sunken spot lights, emulsioned walls, exposed stone wall, PVCu double glazed window overlooking the front of the property, PVCu double glazed door leading to the front of the property, radiator, skirting and tiled flooring. A range of wall and base units in a shaker style oak with complementary square edge quartz work top. Built in full size fridge and full size freezer. Gas range cooker to remain with the property with matching splash back and overhead Rangemaster black extractor fan. Built in dishwasher. Inset one and a half stainless steel sink with chrome mixer tap and macerator. Space for good sized family dining room table and chairs. Frosted glazed wooden door into utility.

## UTILITY (17' 7" x 4' 3") or (5.37m x 1.29m)

Emulsioned ceiling, sunken spot lights, access to loft, coving, emulsioned walls with subway gloss white tiling to splash back areas, PVCu double glazed window overlooking courtyard, PVCu frosted double glazed door leading out to courtyard garden space, skirting and tiled flooring. Base units matching the kitchen with complementary work surface. Larder style cupboard. Space for freestanding washing machine and tumble dryer. Inset one and a half stainless steel sink with chrome mixer tap. Door leading to airing cupboard housing Worcester gas boiler and hot water tank. Door leading into further reception room.

## RECEPTION 2 (12' 4" max x 9' 7" max) or (3.76m max x 2.91m max)

Currently housing hot tub to remain. Vaulted ceiling, exposed beams, two double glazed Velux windows, two exposed stone walls, two emulsioned walls, skirting and tiled flooring. Radiator, shelving and space for further fridge/freezer. Glazed wooden door leading into the master bedroom.

## MASTER BEDROOM (15' 2" x 12' 6") or (4.62m x 3.80m)

Vaulted ceiling with exposed roof timbers and beams, plastered and emulsioned ceiling and walls, four wall mounted lights, skirting and oak flooring. PVCu double glazed French doors leading out to the front garden and radiator. Glazed wooden door leading into the en suite.

## EN SUITE (12' 1" max x 4' 0" max) or (3.68m max x 1.23m max)

Vaulted ceiling with wooden double glazed velux window, plastered and emulsioned ceiling with exposed wood beams, plastered and emulsioned walls, skirting, radiator and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap, wall mounted mirrored cabinet and good sized walk in shower with sliding glass screen, overhead chrome mixer shower with handheld shower attachment and floor to ceiling tiling.

## LANDING (6' 2" x 13' 4") or (1.87m x 4.07m)

Via stairs with fitted carpet and spindle balustrade. Pitch ceiling with exposed timbers, three plastered and emulsioned walls with one exposed stone work wall, skirting, fitted carpet, radiator and centre pendant light. Doors leading to two further bedrooms and family bathroom.

## BEDROOM 2 (12' 4" x 11' 9") or (3.77m x 3.57m)

Vaulted ceiling with exposed woodwork, plastered and emulsioned ceiling and walls, skirting, two radiators and fitted carpet. PVCu double glazed window overlooking the side of the property and PVCu door leading out to a small balcony with steps leading down to the front of the property.





### **FAMILY BATHROOM (10' 2" x 5' 10") or (3.09m x 1.79m)**

Plastered and emulsioned ceiling with inset spot lights and exposed woodwork, plastered and emulsioned walls, skirting and tiled flooring. A wall mounted vanity wash hand basin with chrome mixer tap and tiling to the splash back areas, low level w.c. and bath with overhead chrome mixer shower and taps. Extractor fan, radiator and frosted PVCu double glazed window overlooking the side of the property.

### **BEDROOM 3 (12' 4" max x 9' 7" max) or (3.75m max x 2.93m max)**

Plastered and emulsioned ceiling with exposed wood beams, plastered and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the side and radiator. A range of fitted wardrobes with hanging rails and shelving.

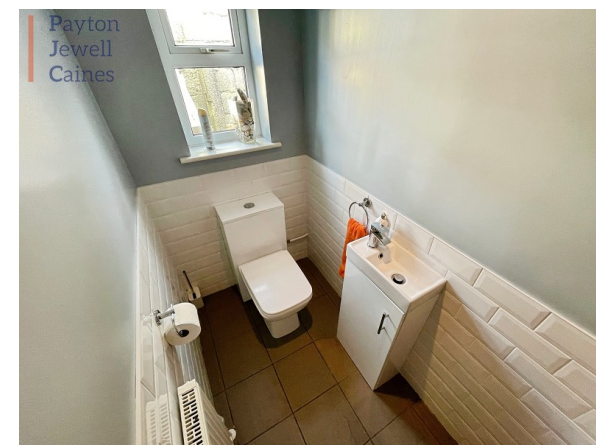
### **PLAY ROOM / OFFICE (11' 11" max x 11' 10" max) or (3.63m max x 3.60m max)**

Plastered and emulsioned ceiling with inset spot lights, loft access, plastered and emulsioned walls, skirting and laminate flooring in grey wood effect. Electric radiator and PVCu double glazed French doors leading out to the front of the property.

### **OUTSIDE**


Courtyard garden laid to concrete with patio area and decorative stone all enclosed via stone wall. Greenhouse area to the rear and outside tap.

Off road parking to the front for up to three vehicles with concrete moulded driveway in block pavia pattern leading up to the garage with traditional up and over door with power and lighting. Built in log store which is stone construction. Area of patio and lawn with mature shrubs and bordered by stone wall, gate, steps leading up to the second bedroom. Over hung canopy ideal for BBQ area located next to the home office/playroom. Built in pond and mature shrubbery.



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>		72
(55-68) <b>D</b>	66	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 864477

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)