

Payton  
Jewell  
Caines



Duffryn Farm Tybryn Terrace, Pencoed,  
Bridgend, Bridgend County. CF35 6PT

£875,000

**PJC** PAYTON  
JEWELL  
CAINES

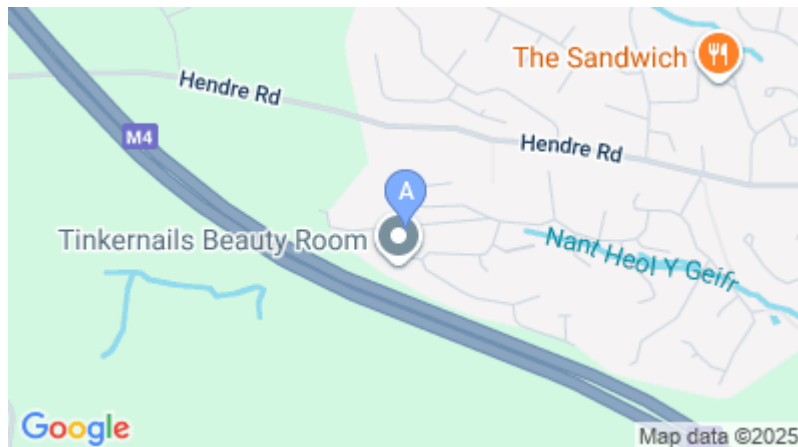


# Duffryn Farm Tybryn Terrace, Pencoed, Bridgend, Bridgend County. CF35 6PT

Three/five bedroom Grade 2 detached farmhouse dating back to the 16th century comprising entrance hall, FOUR RECEPTION ROOMS, kitchen/diner, ground floor shower room and first floor bathroom, enclosed rear garden DRIVEWAY PARKING, DOUBLE GARAGE and double stable block. NO ONWARD CHAIN.

£875,000 - Freehold

- Dating back to the 16th century
- Three/five bedroom detached farmhouse
- Up to four reception rooms
- Further potential to develop with plot to side
- Downstairs shower room / upstairs family bathroom
- EPC - / Council tax -





## DESCRIPTION

Introducing this three/five bedroom Grade 2 detached farmhouse dating back to the 16th century comprising entrance hall, FOUR RECEPTION ROOMS, kitchen/diner, ground floor shower room and first floor bathroom, enclosed rear garden DRIVEWAY PARKING and GARAGE. NO ONWARD CHAIN.

### Key features

Further potential to develop / option to split into two houses

Lapsed planning consent for a detached bungalow (slab in situ) Reference P/17/549/RLX.

Stables and generous parking

Situated within its own grounds

Period features retained throughout

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 glazed timber front door.

## ENTRANCE HALL

Emulsioned ceiling, central light fitting, emulsioned walls, skirting and ceramic tiled flooring. Wall mounted fuse box and door through to the shower room.

Access to potential office / bedroom via pull down ladder. Further entrance to this room has been blocked up from the the landing but could be reversed.

## SHOWER ROOM

Frosted glazed timber framed door with fitted blind and finished with emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin and large shower cubicle with sliding glazed doors housing a wall mounted electric shower with ceiling mounted extractor fan and wall mounted heated chrome towel rail.

## INNER LOBBY

Timber stairs leading to the first floor (original stone stairs beneath timbers) and single glazed timber framed window overlooking the front with a fitted roller blind.

## RECEPTION 1 (16' 11" x 15' 3") or (5.15m x 4.65m)

Single glazed timber framed sash window overlooking the rear garden with a fitted roller blind and a part glazed timber door leading out to the rear garden finished with exposed timber beams, emulsioned walls, skirting and flagstone floor. Feature inglenook fireplace housing a wood burning stove, wall lights to remain and door through to a feature front door window overlooking the front garden.



## RECEPTION 2 (11' 2" x 16' 11") or (3.40m x 5.15m)

Benefiting from dual aspect natural light via single glazed timber framed windows to the rear and to the side all with fitted venetian blinds and finished with emulsioned ceiling with exposed timber, emulsioned walls, skirting and solid oak flooring. Feature fireplace which is an electric coal effect fire with sandstone hearth and mantle (open chimney behind). Doorway through to the kitchen/diner.

## KITCHEN/DINER (14' 3" x 16' 9") or (4.35m x 5.10m)

Dual aspect natural light via single glazed timber framed window to the front and to the rear and glazed door leading out to the rear garden all with fitted roller blinds. Finished with vaulted ceiling with exposed timber work, fluorescent strip light, emulsioned ceiling, access to loft storage, emulsioned walls, skirting, ceramic tiled flooring and feature painted original stone wall. A range of low level and wall mounted kitchen units in wood finish with complementary roll top work surface with ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with integrated extractor hood, plumbing for automatic washing machine and space for under counter fridge. Wall mounted Valliant LPG gas (tank behind the garage) boiler hidden behind a kitchen unit and ample space for dining table and chairs.

## RECEPTION 3 (24' 9" x 14' 5") or (7.55m x 4.40m)

Dual aspect natural light via single glazed timber framed window, door to the front, French doors and additional door leading out to the rear garden. Finished with access to loft storage, vaulted ceiling with two double glazed velux skylights, exposed timber beam, emulsioned walls, skirting and wood effect flooring. Fitted venetian blinds to the rear and wall lights. Wall mounted electric pebble effect feature fire.

## RECEPTION 4 (14' 1" x 14' 5") or (4.30m x 4.40m)

Single glazed timber frame window to the front with a fitted venetian blind and a feature window to the rear and finished with access to loft storage, vaulted ceiling with exposed timber, wall lights and double glazed velux skylight. Emulsioned walls, skirting and fitted carpet. Feature electric coal effect fire with marble hearth and timber mantle.

## LANDING

Finished with emulsioned ceiling with exposed timber beams, emulsioned walls with wall lights and exposed timbers to the floor.

## BEDROOM 3 (13' 1" x 6' 7") or (4.00m x 2.00m)

Single glazed timber framed window to the rear with a fitted roller blind and finished with emulsioned ceiling with exposed original timbers, emulsioned walls with wall lights and timber floor. Double fitted wardrobe, original stone wall and original stone staircase leading up to a large loft space (ideal for conversion).

## BEDROOM 2 (13' 0" x 10' 4") or (3.95m x 3.15m)

Overlooking the rear via timber framed single glazed window with a fitted roller blind and finished with emulsioned ceiling with exposed timbers, emulsioned walls with wall lights and fitted carpet.

## BEDROOM 1 (11' 6" x 11' 10") or (3.50m x 3.60m)

Overlooking the rear garden via single glazed timber framed window with a fitted roller blind and finished with emulsioned ceiling with exposed timbers, emulsioned walls with wall lights and original timber floor.





## FAMILY BATHROOM

Single glazed timber framed frosted window with a fitted roller blind, two ceiling mounted light fittings, emulsioned ceiling, exposed timbers, emulsioned walls with half height ceramic tiles and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin and freestanding slipper bath with chrome mixer tap and wall mounted heated chrome towel rail and wall mounted bathroom mirror.

## ADDITIONAL ROOM (19' 8" x 3' 3") or (6.00m x 1.00m)

Measurements are to half height sloping ceiling. Finished with recessed LED spot lights, emulsioned ceiling and walls, two double glazed velux sky lights and radiator.

## OUTSIDE

Enclosed rear garden laid to decorative stone and lawn all enclosed with closed board fence (boundary extends further to the post and wire).

The front is self contained grounds laid to lawn with mature trees and shrubs with an enclosed area with decorative stone and two stables.

Large double garage to the side, gated access and chipped stone driveway.

## GARAGE (19' 2" x 17' 1") or (5.85m x 5.20m)

Frosted glazed windows to the rear, courtesy part frosted glazed PVCu door leading to the rear garden. Open truss to the roof.


## NOTE

Local common grazing rights.



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

# 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>		
(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.



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

01656 864477



## Awaiting Floorplans

Please visit [pjchomes.co.uk](http://pjchomes.co.uk) for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 [twitter.com/pjchomes](https://twitter.com/pjchomes)

 Search 'Payton Jewell Caines'

### 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)