

Payton
Jewell
Caines



Ton Teg, Pencoed, Bridgend, Bridgend
County. CF35 5ND

£225,000



PAYTON
JEWELL
CAINES

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Two bedroom semi detached BUNGALOW comprising kitchen, lounge, inner hallway/snug, family bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing recommended.

£225,000

- Two bedroom semi detached bungalow
- Lounge and snug
- Enclosed rear garden
- Driveway parking and garage
- Viewing recommended
- EPC - D / Council tax - C



DESCRIPTION

Introducing this two bedroom semi detached BUNGALOW comprising kitchen, lounge, inner hallway/snug, family bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing recommended.

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 and frosted PVCu door into the kitchen.

KITCHEN (17' 3" x 8' 8") or (5.25m x 2.65m)

Plastered and emulsioned ceiling with two pendant lights and smoke alarm, coving, plastered and emulsioned walls with tiling to the splash back areas, skirting and laminate flooring. A range of base and wall units in shaker style with complementary roll top laminate work tops, space for freestanding cooker, inset sink with chrome mixer tap and cupboard housing the gas combination boiler. Under counter fridge and freezer, space for washing machine and dining room table and chairs. Two PVCu double glazed windows overlooking the front and side of the property. Doors leading to the lounge and inner hallway.

LOUNGE (16' 8" x 10' 6") or (5.09m x 3.20m)

Plastered and emulsioned ceiling with two pendant lights, ceiling rose and coving, plastered and emulsioned walls, skirting and fitted carpet. Feature chimney breast housing an electric fire with stone surround and mantle. PVCu double glazed half bay window to the front and radiator.

INNER HALLWAY / SNUG (9' 11" x 9' 4") or (3.02m x 2.85m)

Textured and papered ceiling with loft access and smoke alarm, pendant light and coving, plastered and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the side of the property and radiator.

FAMILY BATHROOM (6' 9" x 5' 7") or (2.07m x 1.70m)

Tongue and groove PVCu ceiling with centre light, half height tiled walls with full height tiling to the shower area and fitted aqua panels. Vinyl flooring in tile effect, PVCu frosted double glazed window overlooking the side and wall mounted chrome towel rail radiator. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap and overhead chrome shower with folding glass screen.

BEDROOM 1 (14' 7" max x 9' 4" max) or (4.45m max x 2.85m max)

Textured and papered ceiling with two pendant lights and ceiling rose, coving, papered walls, skirting, fitted carpet, aluminium double glazed sliding door leading to the rear garden and radiator.

BEDROOM 2 (12' 1" x 10' 1") or (3.68m x 3.08m)

Plastered and emulsioned ceiling with centre pendant light and ceiling rose, coving, plastered and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the rear and radiator.



OUTSIDE

Tarmac driveway to the front of the property with parking for one vehicle, area laid to paving and bordered with shrubs and hedging. The driveway leads to the garage accessed via an up and over door and outside tap. Two steps leading to the front door.

Good sized enclosed rear garden, first section laid to patio and poured concrete pathway with courtesy door to the garage, the remainder of the garden is laid to lawn with mature shrubs.



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		
(55-68) D	63	
(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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