

Payton
Jewell
Caines



Waldsassen Road, Pencoed, Bridgend
County. CF35 5LW

£465,000

PJC PAYTON
JEWELL
CAINES

Waldsassen Road, Pencoed, Bridgend County. CF35 5LW

Beautifully presented EXECUTIVE four bedroom detached property set within a courtyard of four detached homes comprising entrance hall, downstairs w.c., THREE RECEPTION ROOMS, kitchen/diner with utility, EN SUITE to master bedroom, family bathroom, enclosed rear garden, ample driveway parking and detached double garage. Viewing highly recommended.

£465,000 - Freehold

- Executive four bedroom detached property
- Kitchen/diner with utility room
- Three reception rooms
- Downstairs w.c., en suite and family bathroom
- Ample driveway parking and double garage
- Beautifully presented throughout



DESCRIPTION

Introducing this beautifully presented executive four bedroom detached property set within a courtyard of four detached homes comprising entrance hall, downstairs w.c., three reception rooms, kitchen/diner with utility, EN SUITE to master bedroom, family bathroom, enclosed rear garden, ample driveway parking and detached double 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 composite front door with overhead canopy and outdoor light through to the entrance hall.

ENTRANCE HALL (10' 6" x 10' 6") or (3.20m x 3.20m)

Emulsioned ceiling and walls, laminate flooring, radiator, hive heating system and smoke alarm. Stairs leading to the first floor and doors leading to the office, downstairs w.c. coat and boot closet, kitchen/diner and lounge.

RECEPTION 3/HOME OFFICE (8' 10" x 6' 3") or (2.70m x 1.90m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window to the front of the property with fitted blinds, laminate flooring and radiator.

DOWNSTAIRS W.C. (4' 11" x 5' 7") or (1.50m x 1.70m)

Emulsioned ceiling, part emulsioned / part tiled walls, radiator, extractor fan and vinyl flooring in tile effect. Two piece suite comprising w.c. and porcelain wash hand basin with stainless steel mixer tap, housed within a vanity unit with storage.

LOUNGE (16' 9" x 11' 10") or (5.10m x 3.60m)

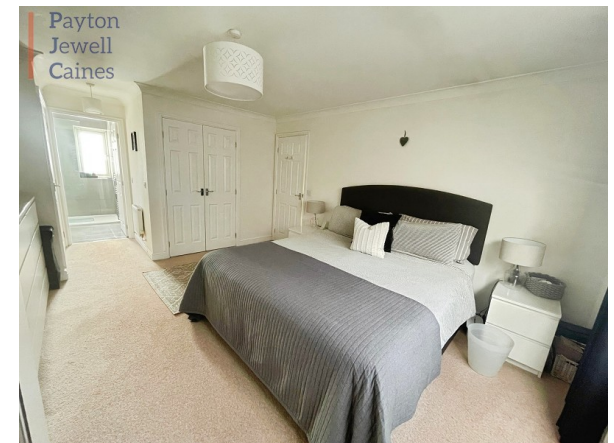
Emulsioned and coved ceiling, emulsioned walls, radiator, PVCu bay window to the front of the property with fitted blinds and laminate flooring. Feature marble fire surround with gas coal effect fire and bi-fold double doors leading into reception two.

RECEPTION 2 (11' 10" x 8' 10") or (3.60m x 2.70m)

Emulsioned ceiling and walls, a continuation of the laminate flooring, radiator, PVCu French doors leading out to the rear garden with fitted blinds and door leading into the kitchen/diner.

KITCHEN/DINER (19' 4" x 17' 5") or (5.90m x 5.30m)

Emulsioned ceiling with recessed spot lights, emulsioned walls, tiled flooring, radiator, PVCu windows to the rear of the property and French doors leading out to the patio area with fitted blinds. A range of wall and base units with complementary Hanex solid work surfaces and upstands and a one and half stainless steel under mount sink with stainless steel mixer tap. Under cabinet lighting. Breakfast bar, integrated appliances to include; dishwasher, fridge, freezer, wine cooler, eye level double oven, gas hob, stainless steel extractor and splash back to hob. PVCu window to the rear of the property. Space for dining table and chairs with feature pendant lights above. Door leading into the utility room.



UTILITY ROOM (5' 7" x 6' 11") or (1.70m x 2.10m)

Emulsioned ceiling and walls, extractor fan, continuation of the tiled flooring, wall mounted boiler. A range of base and wall units with stainless steel sink/drainage and mixer tap. Space for washing machine and tumble dryer. PVCu frosted door leading to the side entrance with blind.

LANDING

Via stairs with carpet runner and spindle balustrade. Emulsioned and coved ceiling with pendant light, access to loft which is part boarded with pull down ladder and lighting, electrical point, emulsioned walls, PVCu window to the front of the property. Doors leading to four bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM (19' 0" x 11' 10") or (5.80m x 3.60m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu window with fitted blinds to the front of the property and radiator. Two double built in wardrobes and door leading to the en suite.

EN SUITE (7' 3" x 5' 7") or (2.20m x 1.70m)

Emulsioned ceiling, emulsioned walls, frosted PVCu window to the rear and side of the property and stainless steel towel rail. Three piece suite comprising low level w.c. wall mounted vanity unit with porcelain wash hand basin, stainless steel mixer tap and electric mirror above, extractor fan, shaver point and fully tiled walk in shower with stainless steel mixer shower with hand attachment and glass panel.

BEDROOM 2 (10' 10" x 10' 2") or (3.30m x 3.10m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu window with fitted blinds to the front of the property, radiator and built in wardrobe.

BEDROOM 3 (12' 6" max x 11' 10" max) or (3.80m max x 3.60m max)

Emulsioned and coved ceiling, emulsioned walls, door leading to built in storage cupboard, fitted carpet, radiator and PVCu window with fitted blinds to the rear of the property.

BEDROOM 4 (9' 10" x 8' 6") or (3.0m x 2.60m)

Emulsioned ceiling, emulsioned walls, fitted carpet, double doors leading to built in wardrobe, PVCu window to the rear of the property and radiator.

FAMILY BATHROOM (8' 6" x 6' 7") or (2.60m x 2.00m)

Emulsioned ceiling and walls, wood effect vinyl flooring, PVCu frosted window to the rear of the property, extractor fan, shaver point and stainless steel towel rail. Three piece suite comprising vanity unit housing the wash hand basin with stainless steel mixer tap with tiled splash back and low level w.c. and bath with stainless steel mixer tap and overhead stainless steel shower with hand attachment, aqua panelled walls and glass shower screen.



OUTSIDE

To the front of the property is a tarmac driveway with ample off road parking for 4/5 vehicles which leads to a double garage with electric door to the left and up and over door to the right. Laid to lawn and chipping's with mature shrubbery and pathway leading to the front door. Wooden gate to either side leading to rear garden.

Enclosed rear garden via wooden fencing with patio area ideal for garden furniture, the remainder of the garden is laid to lawn with stone gravel borders and mature shrubbery. Shed storage area located to side 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		82
(69-80) C	76	
(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.



www.pjchomes.co.uk

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