

Payton
Jewell
Caines



Pant Ardwyn, Pencoed, Bridgend County.
CF35 6LJ

£395,000

PJC PAYTON
JEWELL
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Four bedroom DETACHED house set on a CORNER PLOT comprising entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner, CONSERVATORY, UTILITY, four bedroom with ENSUITE to master bedroom, family bathroom, landscaped rear garden, additional plot of land and off road parking. Ideal family home. Early viewing highly recommended.

£395,000 - Freehold

- Modern four bedroom detached house
- Immaculately presented throughout/ Corner plot
- Open plan kitchen/diner/ Council tax band - E
- Conservatory to the rear/ EPC - D
- Landscaped enclosed rear garden/ Off road parking
- Additional small plot of land to the rear
- Viewing is highly recommended



DESCRIPTION

Introducing this immaculate and modern four bedroom detached house which benefits from four double bedrooms, open plan kitchen/diner with conservatory to the rear, beautifully landscaped rear garden with additional plot of land and occupying an enviable corner position within a sought after cul de sac. The property is within easy walking distance of Pencoed centre giving access to the mainline train network as well as being easily accessible for the local Primary and Secondary Schools. The property offers contemporary space and is ideal for family living. Viewing is highly 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.

Key Features

FREEHOLD

Contemporary style kitchen diner

Conservatory to the rear

Additional piece of land to the rear

Recently landscaped garden

ENTRANCE

Via part frosted glazed composite front door with side frosted glazed panel and crescent shaped panel above into the entrance hall with emulsioned and coved ceiling, ceiling mounted smoke detector, emulsioned walls, skirting and wood effect LVT flooring. Courtesy door to storage.

STORAGE

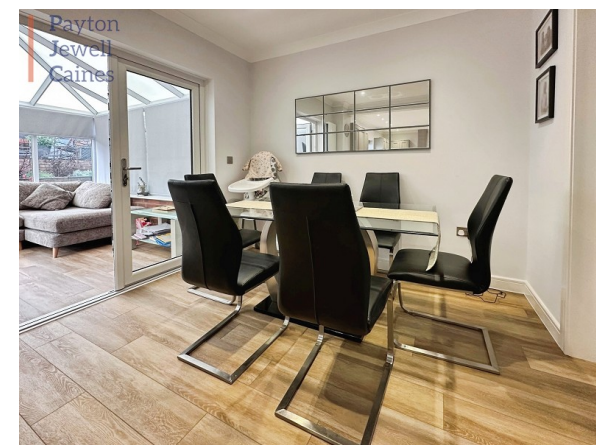
Frosted glazed door leading out to the side of the property, power, light and radiator. There is a stud partition to the front with additional storage and traditional up and over door fronting the driveway.

DOWNSTAIRS W.C.

Central light fitting, emulsioned and coved ceiling, emulsioned walls, radiator, skirting and a continuation of the LVT flooring. Under stair storage cupboard. Two piece suite in white comprising WC and corner wall mounted wash hand basin with chrome mixer tap and ceramic tiles to the splash back.

LOUNGE (11' 0" x 16' 11") or (3.35m x 5.15m)

Measurements into the bay window. Overlooking the front of the property via PVCu double glazed bay window with a fitted vertical blind and finished with emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and wood effect LVT flooring. Internal glazed doors leading through to the open plan kitchen/diner.



KITCHEN/DINER (26' 7" x 9' 6") or (8.10m x 2.90m)

Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned and coved ceiling with recessed LED spot lights, emulsioned walls, modern vertical radiator, skirting and a continuation of the LVT wood effect floor. Ample space for dining table and chairs. PVCu double glazed French doors leading into the conservatory. The kitchen is arranged with low level and wall mounted shaker style units in dove grey with a complementary roll top quartz work surface with upstand. Inset one and a half basin sink with moulded drainer, food waster dispenser and chef's chrome mixer tap. Integrated double electric oven with a convection microwave, five ring gas hob with overhead extraction fan and glass splash back. Integrated dishwasher. Housing for an American style fridge/freezer. Plenty of fitted storage. Breakfast bar. Arch way through to utility.

UTILITY

Frosted glazed PVCu door leading out to the side of the property, central light fitting, ceiling mounted extractor, emulsioned walls, wall mounted modern radiator, skirting and LVT wood effect floor. Matching kitchen wall mounted and low level units with complementary quartz work surface. Inset sink with mixer tap and moulded drainer. Plumbing for automatic washing machine and space for tumble dryer. Cupboard housing wall mounted Ideal classic gas fired boiler.

CONSERVATORY (11' 4" x 10' 10") or (3.45m x 3.30m)

Polycarbonate anti glare apex roof, three aspects of PVCu double glazing with French doors leading out to the patio all with fitted roller blinds, radiator and LVT wood effect flooring.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing the hot water tank and additional shelving. Doors leading to four bedrooms and family bathroom.

BEDROOM 1 (14' 9" x 10' 10") or (4.50m x 3.30m)

Measurements to the face of the fitted wardrobes and into the bay window. Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes comprising three doubles and one single. Door through to ensuite shower room.

EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the front with a fitted Venetian blind, emulsioned and coved ceiling, ceiling mounted extractor, central light fitting, emulsioned walls, wall mounted heated chrome towel rail, skirting and ceramic tiled flooring. Recently fitted ensuite comprising WC, wash hand basin with chrome mixer tap and a vanity unit with storage, walk in shower cubicle with a glazed door housing a plumbed shower, hand attachment and rainwater head with respatex to the splash backs.

BEDROOM 2 (14' 3" x 8' 8") or (4.35m x 2.65m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted storage comprising a triple wardrobe and a further double fitted wardrobe.



BEDROOM 3 (10' 10" x 9' 10") or (3.30m x 3.00m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

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

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and wood effect laminate LVT flooring.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind, central light fitting, emulsioned and coved ceiling, ceiling mounted extractor, emulsioned walls, radiator, wall mounted mirrored bathroom cabinet, skirting and a wood effect vinyl floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and hand shower attachment.

OUTSIDE

Enclosed rear garden with generous area of patio, steps leading up to elevated area of lawn with raised perimeter beds. Further area of patio and gated access through to rear additional plot of land. Side gated access back to the front.

To the front of the property there is a Tarmacadam driveway suitable for parking two vehicles side by side. Paved patio to the front door. Area of lawn with boxed shrubs.

NOTE

New windows and doors fitted throughout 2 years ago.



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		
(69-80) C		80
(55-68) D	67	
(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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