

Payton
Jewell
Caines



Heol Ewenny, Pencoed, Bridgend County.
CF35 5QA

£205,000

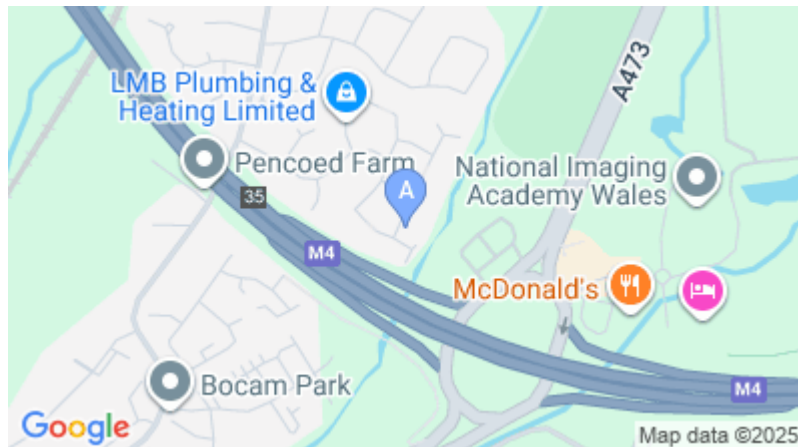
PJC PAYTON
JEWELL
CAINES

Heol Ewenny, Pencoed, Bridgend County. CF35 5QA

Two DOUBLE BEDROOM semi detached house comprising entrance porch, entrance hall, kitchen, lounge, CONSERVATORY, utility/store, two double bedrooms, shower room, enclosed rear garden, SINGLE GARAGE and OFF ROAD PARKING. Sold with NO ONWARD CHAIN.

£205,000

- Two bedroom semi detached house
- Two double bedrooms
- Good sized corner plot/ EPC - C , Council tax band -
- Single garage/ Off road parking
- Lean to conservatory to the rear
- Gas fired combination boiler/ No onward chain



DESCRIPTION

Two double bedroom semi detached house comprising entrance porch, entrance hall, kitchen, lounge, conservatory, utility/store, two double bedrooms, shower room, enclosed rear garden, single garage and off road parking. Positioned at the end of the cul de sac and occupying a lovely corner plot this house offers space and the advantage of a garage. The property has been well maintained however would benefit from some upgrading internally. The rear landscaped garden is mature with trees and shrubs and there is an open aspect front garden onto Heol Ewenny. The property is an ideal first time or retirement purchase and is sold with no onward chain.

Heol Ewenny is conveniently located for the M4 and is a level walking distance for the centre of Pencoed.

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

Via frosted glazed PVCu door into the porch, apex PVCu roof, two aspects of PVCu frosted glazing and ceramic tiled flooring. Part frosted glazed PVCu door into the entrance hall.

ENTRANCE HALL

Emulsioned walls with a high level feature border, wall mounted fuse box, skirting, radiator and fitted carpet. Open arch through into the kitchen.

KITCHEN (7' 10" x 7' 10") or (2.40m x 2.40m)

Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind and curtain voiles to remain and finished with central fluorescent strip light and fitted carpet. A range of wall and base units in white wood grain with complementary roll top work surface. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Space for under counter fridge. Plumbing for under counter dishwasher.

LOUNGE (16' 7" x 12' 10") or (5.05m x 3.90m)

Double glazed aluminium casement sliding patio door leading to the rear conservatory and finished with central light fitting, emulsioned walls with high level feature border, skirting and fitted carpet. Wall mounted electric fire with brass cover, ceramic hearth, back plate and wooden mantel.

LEAN-TO/CONSERVATORY (12' 8" x 6' 7") or (3.85m x 2.00m)

Double glazed sliding aluminium casement doors with side full height glazed panels and a glass lean to roof with timber and PVCu frame, wall lights, wall mounted electric heater, two walls of varnished wood tongue and groove, radiator and fitted carpet. Part frosted glazed PVCu door leading into the utility.

UTILITY (9' 6" x 7' 10") or (2.90m x 2.40m)

PVCu double glazed window overlooking the rear garden with a fitted vertical blind and finished with fluorescent strip light, emulsioned walls, work surface. Courtesy door leading through to garage.



FIRST FLOOR LANDING

Via wrought iron spiral staircase with carpeted stair treads to the first floor landing. Access to loft storage, part papered/part emulsioned walls and fitted carpet.

BEDROOM 1 (9' 0" x 10' 6") or (2.75m x 3.20m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and curtains to remain. Finished with central light pendant, emulsioned walls with a high level feature border, skirting, wall to wall, floor to ceiling fitted wardrobes with sliding doors and central mirrored door.

BEDROOM 2 (7' 10" x 12' 8") or (2.40m x 3.85m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and curtains to remain. Finished with central light pendant, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing wall mounted Ferroli gas fired combination boiler and a sliding door.

SHOWER ROOM

PVCu frosted glazed window overlooking the side and finished with central light fitting, floor to ceiling respatex wall covering, wall mounted heated chrome towel rail, wall mounted mirrored bathroom cabinet and vinyl flooring. Three suite comprising WC, wash hand basin with chrome mixer tap and a large walk in shower cubicle with sliding glazed door, pull down seat, wall mounted hand rail and housing a plumbed shower.

OUTSIDE

Private enclosed mature rear garden laid to lawn with perimeter trees and shrubs, rear storage shed and a side return laid to patio. Gated access back to the front.

Open aspect front garden laid to lawn with mature trees and shrubs. Block Paviour driveway for off road parking.

GARAGE (13' 1" x 9' 6") or (4.0m x 2.90m)

Central fluorescent strip light. Plumbing for a washing machine to be plumbed into the utility / store.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(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.



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