

Payton
Jewell
Caines



Hill View, Pencoed, Bridgend County. CF35
6JW

£270,000

PJC PAYTON
JEWELL
CAINES

Hill View, Pencoed, Bridgend County. CF35 6JW

Three bedroom DETACHED house situated at the head of a CUL-DE-SAC and comprises entrance hall, lounge, dining room, kitchen, first floor bathroom, three bedrooms, good sized enclosed rear garden and front garden with DRIVEWAY PARKING. NO ONGOING CHAIN!

£270,000 - Freehold

- Three bedroom detached house
- Lounge and dining room
- First floor bathroom
- Good sized enclosed rear garden
- Off road parking to the front
- No ongoing chain
- EPC - / Council tax - D



DESCRIPTION

Introducing this three bedroom detached house situated at the head of a cul-de-sac with pathway leading to Pencoed common. The property benefits from a lounge, dining room, good sized enclosed rear garden and driveway parking. Viewing recommended. Sold with no onward chain.

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 double glazed PVCu front door with PVCu double glazed side panel into the entrance hall.

ENTRANCE HALL

Textured ceiling with centre pendant light, smoke alarm, plastered and emulsioned walls, skirting, laminate flooring in wood effect and radiator. Stairs leading to the first floor and door leading into the lounge.

LOUNGE (12' 7" max x 12' 6" max) or (3.84m max x 3.82m max)

Textured and coved ceiling with centre light and ceiling rose, plastered and emulsioned walls, skirting, continuation of the laminate flooring and door leading to under stairs storage cupboard. Large PVCu double glazed full height floor to ceiling window overlooking the front of the property and radiator. Opening into the dining area.

DINING ROOM (10' 4" x 8' 2") or (3.16m x 2.48m)

Textured and coved ceiling with centre light and ceiling rose, plastered and emulsioned walls, skirting, a continuation of the laminate flooring and double glazed sliding aluminium door leading out to the rear garden. Door leading into the kitchen.

KITCHEN (10' 2" max x 7' 6" max) or (3.11m max x 2.28m max)

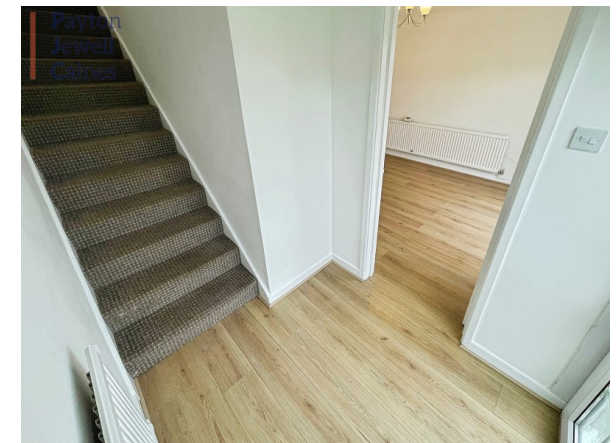
Textured ceiling with centre pendant light, plastered and emulsioned walls with tiling to the splash back areas, skirting, radiator and laminate flooring in wood effect. A range of base and wall units in shaker style cream with complementary work surfaces housing an inset stainless steel sink with chrome mixer tap. Space for freestanding washing machine and electric cooker. Door leading to pantry style cupboard with electric consumer box. PVCu double glazed window overlooking the rear of the property and part glazed and frosted PVCu double glazed door leading out to the rear garden.

LANDING

Via stairs with fitted carpet. Textured ceiling with centre light, access to the loft, plastered and emulsioned walls, skirting and a continuation of the fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard housing the gas boiler with shelving.

FAMILY BATHROOM (7' 4" max x 5' 5" max) or (2.23m max x 1.66m max)

Textured and coved ceiling with centre light, half tiled / half emulsioned walls and vinyl flooring in wood effect. Three piece suite comprising bath with chrome mixer tap and handheld shower attachment, low level w.c. and pedestal wash hand basin with chrome taps. PVCu frosted window overlooking the rear of the property and radiator.



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		77
(55-68) D	68	
(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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