

Payton  
Jewell  
Caines



Woodlands Park, Pencoed, Bridgend  
County. CF35 6JP

£249,950

**PJC** PAYTON  
JEWELL  
CAINES



# Woodlands Park, Pencoed, Bridgend County. CF35 6JP

Three bedroom semi detached house comprising entrance porch, hallway, TWO RECEPTION ROOMS, kitchen with utility, downstairs w.c. first floor bathroom, good sized enclosed rear garden and DRIVEWAY PARKING to the front. Viewing recommended.

**£249,950 - Freehold**

- Three bedroom semi detached house
- Two reception rooms
- Downstairs w.c. and first floor bathroom
- Kitchen with utility
- Enclosed rear garden
- Driveway parking
- EPC - / Council tax - D





## DESCRIPTION

Introducing this well presented three bedroom semi detached home located on a small cul de sac within easy walking distance of Pencoed main high street. The property benefits from two reception rooms, fully fitted kitchen and bathroom, utility, downstairs w.c. enclosed rear garden and off road parking. Ideal first time purchase.

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 with PVCu double glazed and frosted full height side panel into the entrance porch.

## ENTRANCE PORCH (6' 0" x 3' 5") or (1.82m x 1.04m)

Wood clad ceiling, exposed brick walls and tiled flooring. Ample space for shoe racks and hanging rails. PVCu double glazed and frosted door with frosted side panel through to the entrance hall.

## ENTRANCE HALL

Textured and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting, radiator and laminate flooring in grey wood effect. Stairs leading to first floor and door through to the lounge and bi-fold doors leading into the kitchen. Built in storage cupboard under the stairs housing the gas combination boiler.

## LOUNGE (13' 1" max x 10' 10" max) or (3.99m max x 3.30m max)

Plastered, emulsioned and coved ceiling with inset chrome spot lights, plastered and emulsioned walls with one feature papered wall, skirting and laminate flooring. Full height PVCu double glazed window overlooking the front of the property providing plenty of natural light and black vertical radiator. Double doors leading into reception room two.

## RECEPTION ROOM 2 (9' 1" x 6' 8") or (2.77m x 2.02m)

Textured and coved ceiling with inset spot lights, plastered and emulsioned walls, skirting and a continuation of the laminate flooring. Door leading into built in storage and door leading to the utility.

## UTILITY (5' 1" x 4' 6") or (1.56m x 1.38m)

Plastered and emulsioned ceiling with inset spot lights, plastered and emulsioned walls, laminate flooring and PVCu double glazed and frosted door leading out to the rear garden. Space for freestanding washing machine, built in storage cupboard and work top space with built in shelving. Sliding door leading to the downstairs w.c.

## DOWNSTAIRS W.C. (4' 7" max x 3' 7" max) or (1.39m max x 1.09m max)

Plastered and emulsioned ceiling with inset spot lights, plastered and emulsioned walls with tiling to the splash back areas and laminate flooring. Two piece suite comprising low level w.c. and vanity sink unit with ceramic sink and black taps. Wall mounted black towel radiator and frosted PVCu double glazed window overlooking the rear of the property.



## KITCHEN (10' 1" x 8' 2") or (3.08m x 2.48m)

Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas and a continuation of the laminate flooring. A range of base and wall units in cream gloss with complementary square edge wood effect laminate work surfaces housing a one and half resin sink with chrome mixer tap. Space for dish washer, integrated electric oven, four ring gas hob with black glass splash back and glass overhead extractor fan. Space for 3/4 size fridge/freezer, PVCu double glazed window overlooking the rear and PVCu double glazed and frosted door leading out to the side of the property.

## LANDING

Stairs leading to the first floor with painted handrail and fitted carpet to the treads. Doors leading to three bedrooms, family bathroom and storage cupboard with fitted shelving.

## FAMILY BATHROOM (8' 3" x 5' 5") or (2.52m x 1.64m)

Plastered, emulsioned and coved ceiling with centre light and extractor fan, floor to ceiling tiled walls and vinyl flooring in wood effect. Four piece suite comprising low level w.c. bath with chrome mixer tap and handheld shower attachment and vanity sink unit with ceramic sink and chrome mixer tap and curved corner shower with overhead chrome mixer shower and sliding glass screen. Wall mounted chrome towel rail radiator and two PVCu frosted double glazed windows overlooking the rear of the property.

## BEDROOM 1 (13' 3" x 10' 11") or (4.03m x 3.32m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls with dado rail, skirting and fitted carpet. Large PVCu double glazed window overlooking the front of the property and radiator.

## BEDROOM 2 (11' 9" x 9' 1") or (3.57m x 2.78m)

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

## BEDROOM 3 (10' 2" x 6' 7") or (3.10m x 2.01m)

Textured ceiling with centre fan light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window to the front of the property. Built in wardrobe over the stairs.

## OUTSIDE

Good sized enclosed and private rear garden, laid to patio with two steps leading to a pathway leading to the rear of the garden, area laid to lawn and wood decking and two further patio areas. Freestanding shed (currently used as a bar with power). Side gate giving access to the front of the property, outside tap and lighting.

Concrete driveway to the front of the property for off road parking for four vehicles, patio slabs leading to the front door, decorative stone and gate leading to the rear garden.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# EPC

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92+) <b>A</b>                              |                         |                                                                                   |
| (81-91) <b>B</b>                            |                         |                                                                                   |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            |                         |                                                                                   |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            |                         |                                                                                   |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| 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.



## Awaiting Floorplans

Please visit [pjchomes.co.uk](http://pjchomes.co.uk) for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 [twitter.com/pjchomes](https://twitter.com/pjchomes)

 Search 'Payton Jewell Caines'

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](http://www.pjchomes.co.uk)

01656 864477

### Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)