

Payton
Jewell
Caines



Redlands Close, Pencoed, Bridgend County.
CF35 6YU

£175,000

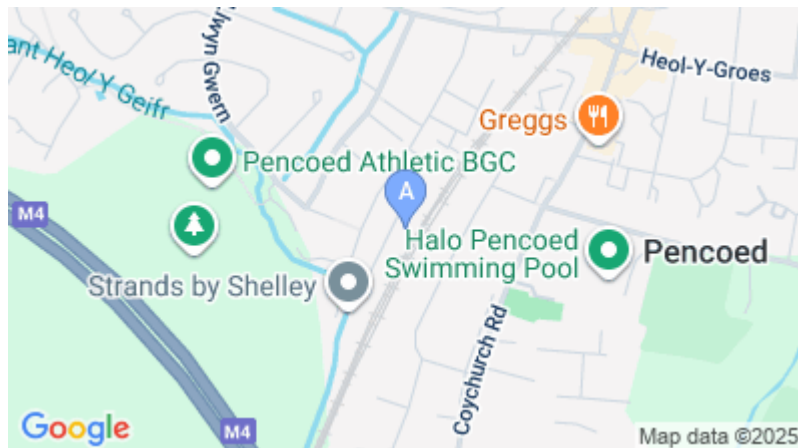
PJC PAYTON
JEWELL
CAINES

Redlands Close, Pencoed, Bridgend County. CF35 6YU

Two bedroom semi detached bungalow comprising lounge/diner, kitchen, bathroom, enclosed rear garden, single garage and driveway parking for up to three cars. The property requires some modernisation and is sold with NO ONGOING CHAIN. Ideal for Investors.

£175,000

- Two bedroom semi detached bungalow
- No chain
- Lounge/diner /Kitchen
- Enclosed rear garden
- Off road parking/ garage
- EPC - D , Council tax band - D



DESCRIPTION

Introducing this traditional two bedroom semi detached bungalow situated within easy walking distance of Pencoed mainline train station, high street and local schools. The property benefits from a lounge/diner, kitchen, single garage and driveway parking and is 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

Access via PVCu door leading into the kitchen.

KITCHEN (14' 6" x 8' 10") or (4.41m x 2.70m)

Emulsioned and textured ceiling, fluorescent strip lights, vinyl flooring, skirting, radiator and PVCu window overlooking the front of the property. A range of wood effect base and wall units with complementary work tops. Combination boiler, single built-in oven, gas hob and extractor fan. Fully tiled walls, stainless steel single bowl sink with chrome mixer tap and PVCu window overlooking the side of the property.

HALLWAY

Access via internal door. Emulsioned and textured ceiling with centre light. Access to the loft, emulsioned and papered walls, skirting, fitted carpet and radiator. Doors leading off.

LOUNGE (14' 9" x 10' 6") or (4.50m x 3.20m)

Artexed, coved and emulsioned ceiling with centre light. Emulsioned and papered walls, skirting and fitted carpet. Fireplace with gas insert and wooden surround. Radiator, two wall lights and large PVCu window overlooking the front of the property.

BEDROOM 1 (14' 10" x 9' 4") or (4.51m x 2.85m)

Artexed and emulsioned ceiling with centre light. Emulsioned and papered walls, fitted carpet, radiator, skirting and PVCu window overlooking the rear garden. Fitted wardrobes with overhead storage.

BEDROOM 2 (9' 10" x 8' 11") or (3.0m x 2.71m)

Artexed and emulsioned ceiling with centre light. Emulsioned and papered walls, skirting, fitted carpet, radiator, built in storage and PVCu window overlooking the rear garden.

BATHROOM (7' 7" x 4' 3") or (2.30m x 1.29m)

Emulsioned and textured ceiling with centre light. Fully tiled walls, skirting and wood effect vinyl flooring, radiator and PVCu window overlooking the side of the property. Three piece suite comprising single enclosed shower with wall mounted electric shower, free standing w.c. and pedestal sink unit with chrome taps.



OUTSIDE

The front of the property is bound by low brick wall. Laid to lawn in need of maintenance. Large driveway for approximately two to three cars. Garage to the rear of the driveway and outside tap. The rear garden has a single outbuilding for storage.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(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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