



Penybont Road, Pencoed, Bridgend . CF35  
5PT

£189,950

**PJC** PAYTON  
JEWELL  
CAINES

## Penybont Road, Pencoed, Bridgend . CF35 5PT

Well presented three bedroom SEMI DETACHED house comprising entrance hall, lounge, kitchen, utility area, downstairs shower room, two double bedrooms and one single with en suite w.c. enclosed rear garden with hard standing to the rear. No ongoing chain.

**£189,950 - Freehold**

- Three bedroom semi detached house
- Well presented throughout
- Downstairs shower room
- Enclosed rear garden
- Viewing recommended, EPC - D
- No ongoing chain



## DESCRIPTION

A well presented three bedroom semi detached house which offers good sized accommodation and benefits from a large South facing rear garden with access to the rear lane offering hard standing area for parking. Property comprises:- lounge/diner, galley style kitchen, downstairs shower room and separate utility room which is accessed from outside. To the first floor are two double bedrooms and one single bedroom with en suite w.c. Low maintenance courtyard to the front. The property is available with no ongoing chain, viewing 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.

## ENTRANCE

Via part glazed PVCu door with frosted glass and leaded detail into the entrance Hall.

## ENTRANCE HALLWAY

Emulsioned ceiling with centre light, emulsioned walls, ceramic tiled flooring and part glazed hardwood door into the lounge.

## LOUNGE (14' 10" x 11' 8") or (4.53m x 3.55m)

Emulsioned and coved ceiling with centre light, emulsioned walls, double radiator and fitted carpet. Single glazed hardwood window looking into the utility area and doorway with step down into the kitchen. Staircase with open balustrade and fitted carpet to the first floor. Feature fireplace housing electric fire and square archway into the dining area.

## DINING AREA (10' 9" x 10' 1") or (3.27m x 3.07m)

Emulsioned and coved ceiling with centre light, emulsioned walls, double radiator and large PVCu double glazed bay window to front aspect and fitted carpet.

## KITCHEN (14' 1" x 8' 1") or (4.30m x 2.46m)

Emulsioned and coved ceiling with two centre spot lights, smoke detector, part tiled/part emulsioned walls, double radiator and hardwood single glazed window looking into the utility area. A range of wall and base units in cream with complementary work top. Integrated appliances include electric oven, four ring electric hob and cooker hood. Space for freestanding fridge/freezer and ceramic tiled flooring.

## INNER HALLWAY

Artexed and coved ceiling with centre light, emulsioned walls, ceramic tiled flooring and part glazed PVCu door with frosted glass gives access out to the rear garden. Hardwood internal door gives access to the downstairs shower room.



### UTILITY (13' 1" x 5' 2") or (3.99m x 1.57m)

Accessed from the outside via PVCu double glazed door with canopy above. Polycarbonate roof, emulsioned walls and PVCu double glazed units with frosted glass to side aspect. Space for freestanding washing machine, tumble dryer and freezer. Complementary work top and ceramic tiled flooring.

### DOWNSTAIRS SHOWER ROOM (7' 11" x 5' 9") or (2.42m x 1.75m)

Emulsioned ceiling with two centre lights, part tiled/part emulsioned walls and PVCu double glazed window with frosted glass to rear aspect. Three piece suite comprising low level w.c. pedestal wash hand basin and double shower enclosure fully tiled with electric shower and sliding glass door. Double radiator, ceramic tiled flooring and access into storage cupboard.

### LANDING

Via stairs with fitted carpet and open balustrade, emulsioned ceiling with centre light, smoke detector and access into the attic space. Storage cupboard.

### BEDROOM 3 (8' 3" x 7' 9") or (2.52m x 2.37m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to rear aspect, fitted carpet and doorway through into the w.c.

### W.C.

Emulsioned ceiling with centre light, emulsioned walls, double radiator and tile effect vinyl flooring. Two piece suite comprising low level w.c. and wall mounted wash hand basin with mixer tap and tiling to splash back area.

### BEDROOM 2 (11' 9" x 9' 2") or (3.57m x 2.80m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to rear aspect, double radiator and fitted carpet.

### BEDROOM 1 (14' 11" x 10' 4") or (4.54m x 3.14m)

Emulsioned ceiling with centre light, emulsioned walls, two PVCu double glazed windows to front aspect, double radiator and fitted carpet.

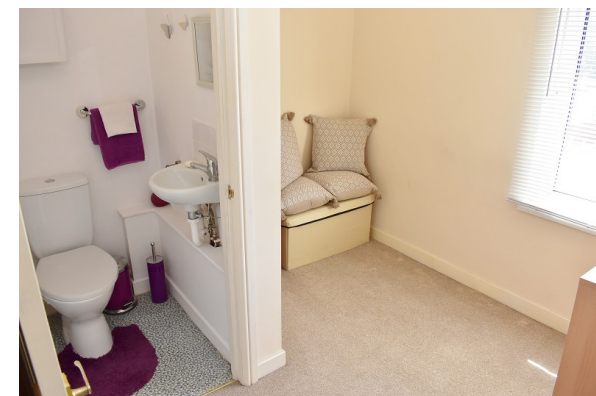
### OUTSIDE

To the rear the property is bound by breeze block walling and wood panel fencing, laid to two separate areas, the courtyard area offers an ideal space for private seating area, garden path leads to the main garden laid mainly to patio with lawned area and raised borders of mature shrubs and plants. A wooden garden gate gives access to the rear lane which has hard standing parking.

The front is bound by brick walling with two garden gates giving access to the courtyard laid to Herringbone block paving, to the side a wooden garden gate gives access to the rear.


### DIRECTIONS

From Pencoed take Penybont Road and the property can be found on the right hand side.



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

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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.



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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