

Payton
Jewell
Caines



Glannant House, Pencoed, Bridgend,
Bridgend County. CF35 5HU

£235,000



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DETACHED BUNGALOW in semi rural location comprising entrance hall, two bedrooms, lounge, kitchen/breakfast room, bathroom, CONSERVATORY, generous mature gardens to the front and to the rear. Requires some modernisation.

£235,000 - Freehold

- Quaint detached bungalow
- Semi rural location/ Ideal retirement project
- Mature gardens to the front and rear
- Open plan kitchen/ breakfast room
- Good sized conservatory to the rear
- Requires some modernisation/ EPC - E, Council tax band - D



DESCRIPTION

Introducing this two bedroom detached bungalow situated in a semi rural location close to Pencoed comprising entrance hall, two bedrooms, lounge, kitchen/breakfast room, bathroom, conservatory, generous mature gardens to the front and to the rear. Requires some modernisation.

Note:

No mains drainage - cess pit

No mains gas - Calor gas only

Lovely mature gardens

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 front door into the entrance hall finished with papered ceiling and walls, skirting and fitted carpet.

BEDROOM 1 (10' 10" x 9' 10") or (3.30m x 3.00m)

Overlooking the front via PVCu double glazed bay window and finished with papered ceiling and walls with a high level feature picture rail, chimney breast, skirting and fitted carpet.

BEDROOM 2 (14' 1" x 5' 11") or (4.30m x 1.80m)

Central ceiling rose, papered ceiling and walls, PVCu double glazed window overlooking the side, High level feature picture rail, skirting and fitted carpet. Small staircase leading to loft space.

LOFT (5' 11" x 15' 1") or (1.80m x 4.60m)

Double glazed Velux window, papered ceiling and walls, radiator and fitted carpet.

LOUNGE (17' 9" x 10' 8") or (5.40m x 3.25m)

Overlooking the front via PVCu double glazed bay window and finished with emulsioned ceiling, exposed beams, papered walls with a high level feature picture rail, skirting and fitted carpet. Feature gas coal effect fire with marble hearth, back plate and wooden mantel. Step down into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (17' 5" x 7' 10") or (5.30m x 2.40m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and overlooking the side via PVCu double glazed window. Finished with emulsioned ceiling and walls, skirting and ceramic tiled floor. A range of low level and wall mounted units with a complementary roll top work surface, inset one and a half basin sink with swan neck tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Space for high level fridge/freezer. Plumbing for automatic washing machine. Space for breakfast table and chairs. Wall mounted Worcester calor gas combination boiler.



BATHROOM

PVCu double glazed window to the side and finished with wall mounted PVCu cladding and a vinyl tiled floor. Two piece suite comprising wash hand basin and bath with chrome mixer tap and over bath plumbed shower attachment.

W.C.

PVCu double glazed window to the rear and WC.

CONSERVATORY (12' 6" x 8' 6") or (3.80m x 2.60m)

Double glazed glass roof, central light pendant, wall light, three aspects of floor to ceiling PVCu double glazing, radiator, French doors leading out to the rear garden and ceramic tiled flooring.

OUTSIDE

Brick built storage with fluorescent strip light, PVCu double glazed window to the front and PVCu door.

Mature enclosed rear garden with summer house, mature trees and shrubs, lawn, side garden with glass house and calor gas tank.

Enclosed front mature garden enclosed with mature trees and shrubs, laid to lawn with a gated access into the driveway laid to decorative stone.

NOTE

Property is situated adjacent to the Travelodge/Harvester Inn.

We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 105 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (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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