



Woodstock Gardens, Pencoed, Bridgend
County. CF35 6ST

£425,000

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Four bedroom DETACHED home comprising entrance hall, downstairs WC, STUDY, kitchen/diner, UTILITY, lounge/diner, four bedrooms with ENSUITE to master bedroom, family bathroom, enclosed private rear garden, OFF ROAD PARKING and DOUBLE GARAGE. Early viewing highly recommended.

£425,000 - Freehold

- Four bedroom detached house
- Kitchen/diner
- Downstairs WC/ Utility area
- Open plan lounge/diner
- Large enclosed private garden/ Double garage
- Off road parking/ EPC - D , Council tax band - F



DESCRIPTION

Introducing this four bedroom detached house situated in the popular village of Pencoed benefiting from downstairs WC, study, kitchen/diner, utility, ensuite to master, off road parking, double garage and enclosed private rear garden.

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, library, 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 frosted glazed PVCu front door into the entrance hall finished with artexed and coved ceiling, centre pendant light, papered walls, radiator, skirting and fitted carpet. Stairs leading to first floor. Doors leading to kitchen/diner, lounge/diner and downstairs WC. Opening into study.

DOWNSTAIRS W.C. (4' 5" x 2' 11") or (1.34m x 0.89m)

Artexed and coved ceiling, centre light, emulsioned walls, frosted PVCu double glazed window overlooking the front of the property, wall mounted mirror, radiator, skirting and fitted carpet. Two piece suite comprising low level WC and wall hung sink with tiling to splash back.

KITCHEN/DINER (16' 2" x 12' 4") or (4.94m x 3.77m)

Artexed and coved ceiling, two sets of centre pendant lights, emulsioned walls with tiling to splash back areas, one feature papered wall, radiator, PVCu double glazed window overlooking the front of the property, skirting and slate tiled flooring. A range of wall and base units in an oak shaker style with complementary toll top work surface. One and a half inset stainless steel sink with chrome mixer tap. Dishwasher behind double doors. Five ring gas hob with black glass splash back and overhead extractor fan. Cupboard housing gas combination boiler. Electric built in double oven. Space for large American style fridge/freezer. Space for dining room table and chairs. PVCu double glazed window overlooking the side of the property and frosted PVCu double glazed door leading to the front. Frosted wooden door into utility.

UTILITY (11' 4" x 6' 9") or (3.46m x 2.05m)

Textured and coved ceiling, centre strip light, access to loft, one wall exposed painted brick work and the remainder is plastered and emulsioned with tiling to splash back areas, radiator, skirting and slate tiled flooring. A range of wall and base units in matching shaker style oak with roll top work surface. Inset stainless steel sink with chrome taps. Space for washing machine and tumble dryer. Space for under counter fridge with space for further fridge/freezer. PVCu double glazed window overlooking the side of the property and PVCu double glazed French doors leading out to the rear garden.



LOUNGE (15' 3" max x 12' 10" max) or (4.64m max x 3.92m max)

Emulsioned and coved ceiling, centre pendant light and ceiling rose, emulsioned walls, two radiators, PVCu double glazed window overlooking the rear garden and PVCu double glazed French doors leading out to the rear garden. Feature gas fireplace with wooden surround and hearth, skirting and a continuation of the fitted carpet. Double door opening to the dining area (currently open plan but double doors can go back on).

DINING AREA (9' 10" x 8' 5") or (2.99m x 2.57m)

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

STUDY (10' 5" x 7' 1") or (3.18m x 2.15m)

Artexed and coved ceiling, centre pendant light, papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

FIRST FLOOR LANDING

Via stairs with spindle hand rail and fitted carpet. Artexed and coved ceiling, centre pendant light, smoke alarm, access to loft, papered walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Doors leading to four bedrooms and family bathroom. Airing cupboard.

BEDROOM 1 (11' 4" x 9' 11") or (3.46m x 3.02m)

Measurements to the face of the built in wardrobes. Artexed and coved ceiling, centre light, papered walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in wardrobes with mirror frontage, shelving and hanging rail. Door to ensuite.

EN SUITE (8' 4" max x 5' 5" max) or (2.53m max x 1.64m max)

Artexed and coved ceiling, centre light, emulsioned walls with aqua panel marble effect boards to the splash back areas, chrome towel radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and tile effect lino flooring. Three piece suite comprising low level WC, vanity sink unit with marble top, marble bowl and chrome mixer tap, large walk in shower with glass sliding door and over head waterfall style chrome mixer shower.

BEDROOM 2 (13' 3" max x 8' 5" max) or (4.04m max x 2.56m max)

Artexed and coved ceiling, centre spot lights, papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

BEDROOM 3 (10' 8" max x 9' 6" max) or (3.26m max x 2.90m max)

Measurements to the back of the wardrobe. Artexed and coved ceiling, centre light, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in sliding wardrobes with mirror frontage, hanging rail and shelving. Airing cupboard with shelving.

BEDROOM 4 (7' 10" x 7' 0") or (2.40m x 2.13m)

Artexed and coved ceiling, centre light, papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.



FAMILY BATHROOM (6' 11" x 6' 11") or (2.12m x 2.11m)

Artexed and coved ceiling, centre light, papered walls with tiling to splash back areas, wall mounted towel radiator, wall mounted electric mirror, frosted PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate floor. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and freestanding bath with chrome mixer tap and shower hand attachment.

OUTSIDE

Good sized private enclosed rear garden, large patio area, pond with water feature, further seating area to the side and courtesy door to garage. Area of decorative stone, two areas of laid lawn with raised borders, summer house and green house to remain. Decked area ideal for garden furniture. Two Acer trees and mature shrubbery. Side gated access to the front of the property.

Off road parking to the front of the property for up to three vehicles, drive way leading to the double garage. Area of laid lawn. Pathway with steps leading to the front door. Pathway leading to the side access.

DOUBLE GARAGE

Traditional up and over door. Power and light installed. Courtesy door to garden.


NOTE

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



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 | | 79 |
| (55-68) D | 66 | |
| (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.



www.pjchomes.co.uk

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