

Payton
Jewell
Caines



Deri Cochion, Pencoed, Bridgend County.
CF35 6LH

£405,000

PJC PAYTON
JEWELL
CAINES

Deri Cochion, Pencoed, Bridgend County. CF35 6LH

FOUR bedroom detached house comprising entrance hall, lounge, dining room, conservatory, kitchen and utility. Bedroom one with en-suite, 3 further bedrooms and family bathroom. DOUBLE GARAGE. Enclosed rear garden. NO ONGOING CHAIN.

£405,000 - Freehold

- Modern four bedroom detached house
- Sought after modern development
- Fully modernised kitchen and bathrooms
- Good sized enclosed rear garden
- Detached double garage with electric door
- No onward chain
- EPC - C / Council tax band -F



DESCRIPTION

Introducing this well presented and modern four bedroom detached house located within a sought after development in the village of Pencoed which benefits from good access of the M4 at J35 and the mainline train station as well as many local amenities including primary and secondary schools. The property occupies a lovely position overlooking trees and open space and has recently under gone full modernisation of the kitchen and bathrooms. This property offers an ideal opportunity for a growing family and viewing is highly recommended.

Key Features

- Fully modernised kitchen / breakfast room
- Four piece refurbished family bathroom
- Double garage with good driveway parking
- FREEHOLD
- No onward chain

ENTRANCE

Via part glazed composite front door with side glazed panel into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling with recessed LED spot lights, emulsioned walls and porcelain tiled flooring. Stairs leading to the first floor, fitted storage cupboard and doorway through to the downstairs w.c.

DOWNSTAIRS W.C.

Frosted glazed circular feature window to the front of the property, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the porcelain tiled flooring. Two piece suite in white comprising w.c. wash hand basin with chrome mixer tap and a heated chrome towel rail.

KITCHEN (12' 2" x 14' 5") or (3.70m x 4.40m)

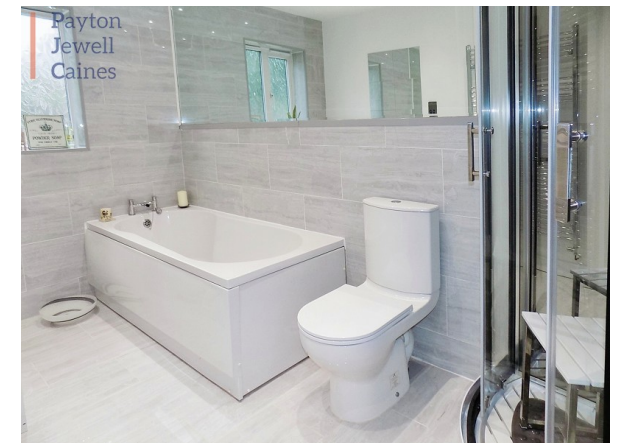
Overlooking the rear garden via two PVCu double glazed windows and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and porcelain tiled flooring. The kitchen is arranged with low level and wall mounted units in high gloss handle free cupboards with a complementary quartz roll top work surface with splash back plinth. Inset one and half basin sink with chefs mixer tap, Range cooker and American style fridge/freezer. Integrated stoves, large extractor hood with bespoke glass splash back with matching feature artwork. Integrated dishwasher, under stairs storage cupboard, wall mounted modern vertical radiator and recessed pop up plug sockets. Archway through to the utility.

UTILITY

Part frosted glazed door leading out the side of the property, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and porcelain tiled flooring. Matching low level and wall mounted kitchen units with complementary roll top work surface and plumbing for under counter washing machine and space for a tumble dryer. Wall mounted modern vertical radiator. Worcester gas fired boiler.

DINING ROOM (9' 10" x 10' 8") or (3.00m x 3.25m)

Emulsioned and coved ceiling, emulsioned walls, skirting and wood effect flooring. Large internal double doors leading into the conservatory.



CONSERVATORY (9' 10" x 11' 6") or (3.00m x 3.50m)

Featuring an apex glass ceiling, three aspects of PVCu double glazing with PVCu sill, dwarf wall, skirting and wood effect flooring. PVCu double glazed door leading out to the rear garden.

LOUNGE (11' 10" x 17' 3") or (3.60m x 5.25m)

Overlooking the front of the property via PVCu double glazed window with fitted vertical blinds and finished with emulsioned and coved ceiling, central chandelier to remain, emulsioned walls, skirting and fitted carpet. Stainless steel up and down wall lights.

LANDING

Via stairs with fitted carpet and wooden and glazed balustrade. Access to loft storage and doorway through to bedroom one.

BEDROOM 1 (14' 1" x 12' 2") or (4.30m x 3.70m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Fitted storage comprising two double floor to ceiling fitted wardrobes, matching dressing table, two chest of drawers and bedside table. Doorway through to the en suite.

EN SUITE

PVCu frosted glazed window to the side of the property, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and large walk in shower cubicle with plumbed shower. Chrome heated wall mounted towel rail.

BEDROOM 2 (12' 6" x 9' 0") or (3.80m x 2.75m)

Overlooking the front via a PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Two double floor to ceiling fitted wardrobes.

BEDROOM 3 (11' 2" x 9' 6") or (3.40m x 2.90m)

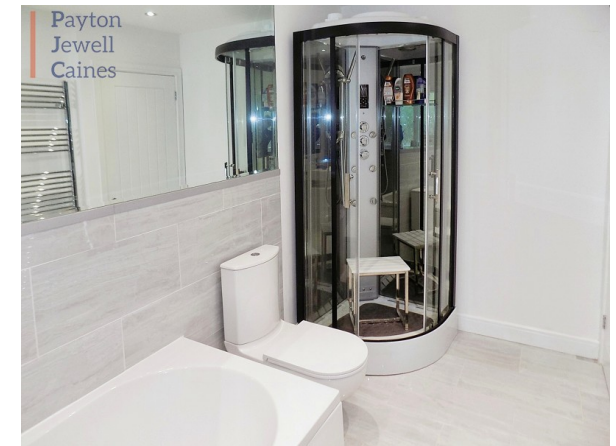
Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted double wardrobe with matching dressing table.

BEDROOM 4 (7' 10" x 8' 10") or (2.40m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

FAMILY BATHROOM

Frosted double glazed window to the rear, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Four piece suite in white comprising w.c. wash hand basin and bath with chrome waterfall taps and a corner quadrant Japanese style sauna, shower with mirrored splash back, LED lighting, bluetooth, fixed rainwater head and hand attachment.

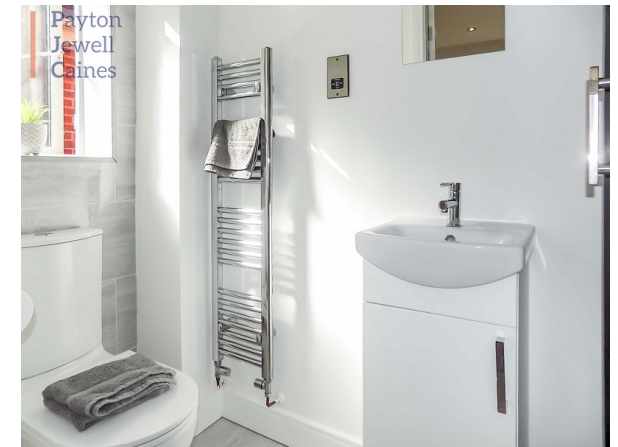


OUTSIDE

The rear garden is laid to patio with steps leading up to a generous area of lawn with raised beds to the rear, side access to the front of the property with a tarmacadam driveway for off road parking and a detached double garage with electric up and over door.


NOTE

We have been advised the property is freehold, however the 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		85
(69-80) C	72	
(55-68) D		
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk