

Payton  
Jewell  
Caines



Hendre Road, Pencoed, Bridgend County.  
CF35 6TD

£210,000



# Hendre Road, Pencoed, Bridgend County. CF35 6TD

Three bedroom mid terraced cottage comprising entrance hall, open plan lounge/diner, kitchen/breakfast room, shower room and separate w.c., three bedrooms and enclosed rear garden with large single garage with rear lane access. Ideal first time purchase.

**£210,000 - Freehold**

- Traditional mid terraced cottage
- Three bedrooms
- Open plan kitchen/breakfast room
- Through lounge/diner
- Detached large garage to the rear with rear lane access
- Gas fired combination boiler, EPC -D / Council tax -
- Ideal first time purchase



## DESCRIPTION

Introducing this three bedroom mid terraced cottage comprising entrance hall, open plan lounge/diner, kitchen/breakfast room, shower room and separate w.c., enclosed rear garden, large single garage with rear lane access. Ideal first time purchase.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

### Key Features

FREEHOLD

Wood burning stove that can also can heat the radiators

Gas fired combination boiler

5 minute walk in to Pencoed and the mainline train station

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

## ENTRANCE HALL

Papered walls with half height dado rail, fitted carpet, radiator with cover, wall mounted fuse box and through to the open plan lounge/diner.

## OPEN PLAN LOUNGE/DINER (11' 6" x 20' 2") or (3.50m x 6.15m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling, two matching light pendants, emulsioned walls, skirting and wood effect flooring. To the lounge area is a feature fireplace with recessed wood burning stove with slate effect hearth (which can also heat the radiators for cost efficiency), back plate and timber mantle. Feature recessed LED spot lights in the chimney breast alcoves, storage under the stairs, feature papered wall and step down to the open plan kitchen/breakfast room.

## OPEN PLAN KITCHEN/BREAKFAST ROOM (15' 3" x 13' 9") or (4.65m x 4.20m)

PVCu double glazed window and part glazed PVCu door leading out to the rear garden and a timber glazed window overlooking the lounge/diner and two double glazed velux sky lights. The kitchen is finished with emulsioned ceiling with recessed LED spot lights, part emulsioned/part papered walls, skirting and ceramic tiled flooring. A range of low level and wall mounted kitchen units in beech effect with chrome handles and complementary roll top work surface, integrated electric oven with four gas ring hob and overhead extractor hood. Space for fridge/freezer, plumbing for automatic washing machine and plumbed and space for further kitchen appliance. Inset sink with mixer tap and drainer, space for breakfast table and chairs and doorway through to the shower room and w.c.

## W.C.

Finished with emulsioned and coved ceiling, half papered/half ceramic tiled walls, vinyl flooring, PVCu frosted glazed window to the side and a white w.c.



## SHOWER ROOM

PVCu frosted double glazed window to the rear, central light fitting, part ceramic tiled/part papered walls, radiator, ceramic tiled flooring. Two piece suite comprising large walk in shower cubicle with glazed doors housing an electric shower and wash hand basin. Fitted storage cupboard housing a Worcester gas fired combination boiler with additional storage.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage via pull down ladder which is half boarded. Part papered walls, skirting and fitted carpet.

## BEDROOM 1 (14' 1" x 11' 10") or (4.30m x 3.60m)

Overlooking the front via two PVCu double glazed windows both with fitted venetian blinds and finished with a coved ceiling, textured and emulsioned walls with one feature papered wall, skirting and fitted carpet. Large wardrobe to remain.

## BEDROOM 2 (13' 5" x 8' 6") or (4.10m x 2.60m)

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

## BEDROOM 3 (8' 2" x 8' 0") or (2.50m x 2.45m)

Overlooking the rear via aluminium double glazed casement windows and finished with a coved ceiling, papered walls, skirting and fitted carpet.

## OUTSIDE


Enclosed West facing rear garden laid to decking and lawn with a pathway leading to a large detached single garage with traditional up and over door leading to rear lane access with additional parking. Mature trees and shrubs and outside tap.

Courtyard front garden with gated access from the pavement and laid to decorative stone.



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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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