

Payton
Jewell
Caines



Heol-yr-onnen, Pencoed, Bridgend County.
CF35 5PF

Offers In Region Of
£170,000

 PAYTON
JEWELL
CAINES

Heol-yr-onnen, Pencoed, Bridgend County. CF35 5PF

Traditional three bedroom semi detached house situated in Pencoed comprising entrance hall, kitchen, lounge, dining room, downstairs WC, three bedrooms, bathroom, enclosed rear garden. Requires full modernisation. NO ONGOING CHAIN. GENEROUS CORNER PLOT.

Offers In Region Of £170,000 - Freehold

- Traditional three bedroom semi detached house
- Two reception rooms
- Downstairs WC/ Requires full modernisation
- Generous corner plot / EPC - E Council tax band - C
- Walking distance of Pencoed VILLAGE
- No ongoing chain



DESCRIPTION

Introducing this three bedroom semi detached house situated in Pencoed. 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

Generous corner plot

Requires full refurbishment

Solid fuel fired central heating

Potential for extension (STPP)

Convenient location for shops and schools

NO ONGOING CHAIN

ENTRANCE

Via part frosted glazed PVCu front door with a side frosted glazed panel into the entrance hall finished with papered walls, skirting and wood block vinyl floor. Two fitted storage cupboards, one housing the hot water tank and a handy area underneath the stairs. Further storage cupboard under the stairs housing fuse box. Part frosted glazed door leading to side porch with a part glazed door leading out to the side garden.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned wall, skirting and fitted carpet. Two piece suite comprising low level WC and a wall mounted wash hand basin.

KITCHEN (7' 7" x 9' 2") or (2.30m x 2.80m)

Overlooking the rear via PVCu double glazed window and finished with full height ceramic tiled walls, ceramic tiled flooring. A range of low level and wall mounted kitchen units with complementary work surface, inset sink and drainer. Plumbing for washing machine. Serving hatch through to dining area.

LOUNGE (15' 9" x 10' 2") or (4.80m x 3.10m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Fireplace housing a solid fuel fire which serves the central heating. Door through to dining.

DINING ROOM (10' 0" x 7' 7") or (3.05m x 2.30m)

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

FIRST FLOOR LANDING

Via stairs with wooden balustrade. Access to loft storage. Fitted storage cupboard.

BATHROOM

PVCu frosted glazed window to the rear, papered walls, skirting and fitted carpet. Three piece suite comprising low level WC, wash hand basin and bath.



BEDROOM 2 (11' 10" x 8' 10") or (3.60m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and exposed wooden floorboards. Double fitted wardrobe with hanging rail.

BEDROOM 3 (9' 6" max x 9' 2" max) or (2.90m max x 2.80m max)

L shaped room overlooking the front via PVCu double glazed window and finished with papered walls, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to patio with external brick built storage shed and large timber storage shed.

The side garden is laid to lawn.


Enclosed front garden laid to lawn with footpath leading to the front door(generous corner plot).

BEDROOM 1 (12' 6" x 10' 0") or (3.80m x 3.05m)

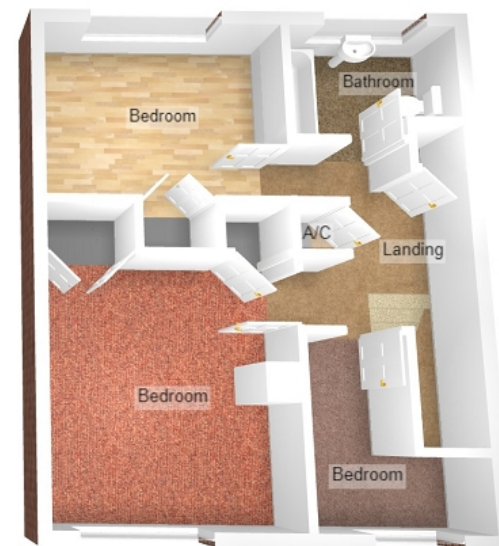
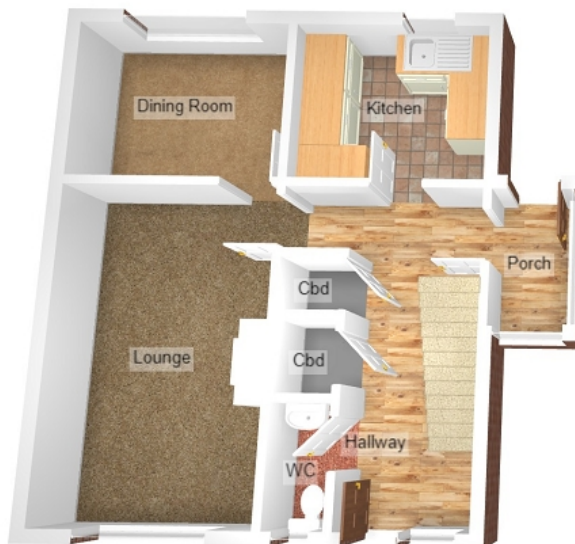
Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Fitted storage cupboard and double fitted wardrobe.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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