



Caeau Duon, Pencoed, Bridgend, Bridgend  
County. CF35 6SW

£179,950



## Caeau Duon, Pencoed, Bridgend, Bridgend County. CF35 6SW

Three bedroom end of terrace house comprising entrance hall, lounge/diner, kitchen, downstairs w.c. first floor bathroom, enclosed rear garden and DRIVEWAY PARKING to the front. Viewing recommended. NO ONGOING CHAIN and recently redecorated throughout.

£179,950

- Three bedroom end of terrace house
- Lounge / diner
- Downstairs w.c.
- Driveway to the front
- No ongoing chain
- Council tax band - B / EPC - D





## DESCRIPTION

Introducing this traditional three bedroom end of terrace house situated within easy walking distance of Pencoed mainline train station, high street and local schools. The property benefits from a lounge/diner, kitchen, enclosed rear garden and driveway parking to the front. The property offers good sized family accommodation and is sold with no onward chain and recently redecorated throughout.

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, nurseries 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 PVCu part glazed door with side panel leading into the entrance hall.

## ENTRANCE HALL

Artexed and emulsioned ceiling, skimmed and emulsioned walls, radiator, laminate flooring and under stairs storage area and cupboard. Stairs leading to the first floor and white wood effect panelled doors leading off.

## DOWNSTAIRS W.C. (9' 0" x 3' 1") or (2.74m x 0.93m)

Generous size w.c. which could be adapted to create a utility area or shower room. Artexed and emulsioned ceiling, skimmed and emulsioned walls, PVCu frosted glazed window to the front of the property and tiled flooring. Two piece suite comprising w.c. and wash hand basin with vanity unit and chrome mixer tap. Storage cupboard.

## LOUNGE/DINER (23' 5" x 9' 11") or (7.15m x 3.02m)

Skimmed, emulsioned and coved ceiling, emulsioned walls with one feature papered wall, laminate flooring, two radiators, large PVCu double glazed window overlooking the front of the property, PVCu double glazed sliding doors leading to the rear garden. Chimney breast with wooden fire surround, marble back and hearth housing an electric fire to remain. Access to the kitchen.

## KITCHEN (10' 1" x 9' 1") or (3.08m x 2.77m)

Overlooking the rear of the property via PVCu double glazed window and finished with artexed and emulsioned ceiling, skimmed and emulsioned walls, radiator and vinyl flooring in tile effect. A range of wall and base units in grey gloss with quartz effect work surfaces and metro tiled splashback, housing a stainless single bowl sink drainer with mixer tap. Chrome built in oven, four ring gas burner and overhead extractor. Breakfast bar area and part glazed PVCu door leading out to the rear garden.

## LANDING

Artexed and emulsioned ceiling, skimmed and emulsioned walls, fitted carpet, two built in storage units, access to the loft and smoke alarm. Doors leading off.


## BEDROOM 1 (14' 9" x 10' 2") or (4.49m x 3.10m)

Measurements are to the recess. Overlooking the front of the property via PVCu double glazed window and finished with artexed and emulsioned ceiling, skimmed walls with one feature papered wall, radiator and fitted carpet. Storage cupboard housing the combination boiler.



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+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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.



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