

Payton
Jewell
Caines



Duffryn Oaks Drive, Pencoed, Bridgend
County. CF35 6LZ

£389,950

PJC PAYTON
JEWELL
CAINES

Duffryn Oaks Drive, Pencoed, Bridgend County. CF35 6LZ

Impressive four bedroom DETACHED house comprising entrance hall, lounge, kitchen, downstairs w.c. family bathroom, EN SUITE to master bedroom, CONSERVATORY, good size enclosed rear garden, DRIVEWAY PARKING and INTEGRAL GARAGE. Viewing highly recommended.

£389,950 - Freehold

- Impressive four bedroom detached house
- Downstairs w.c. and conservatory
- En suite to master bedroom
- Good size enclosed rear garden
- Driveway parking and integral garage
- Viewing highly recommended
- EPC - C / Council tax - E



DESCRIPTION

Introducing this four bedroom detached property located to the West of Pencoed on the award winning Duffryn Oaks development where all the houses are individually designed. The property benefits from a downstairs w.c. kitchen, lounge, conservatory, en suite to master bedroom, good size enclosed rear garden, driveway parking and integral garage. Viewing highly recommended to appreciate all this property has to offer.

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 mainline 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, 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 composite front door with side panel into the entrance hall.

ENTRANCE HALL

Skimmed and emulsioned ceiling and walls, two centre lights, skirting, radiator, PVCu double glazed window overlooking the side of the property and LVT flooring. Large under stairs storage area and stairs leading to the first floor.

DOWNSTAIRS W.C.

Skimmed and emulsioned ceiling and walls, centre light, electric consumer board, frosted window overlooking the side of the property, tiled flooring, skirting and radiator. Built in w.c. and wash hand basin in white with chrome mixer tap and tiling to the splash back areas.

KITCHEN (16' 5" x 11' 1") or (5.0m x 3.39m)

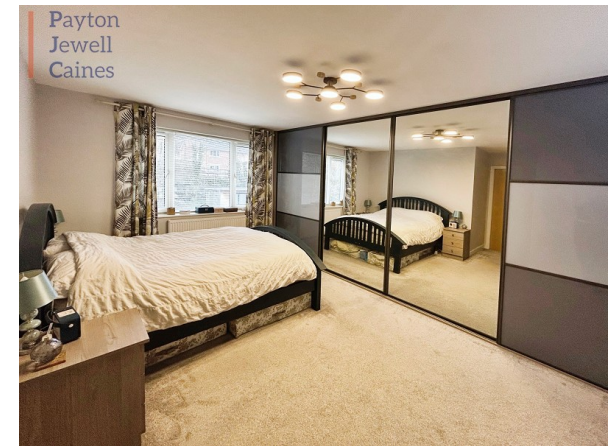
Skimmed and emulsioned ceiling with inset spot lights, emulsioned walls with tiling to the splash backs, radiator, LVT flooring in Herringbone design, PVCu window overlooking the front of the property and a further window and PVCu French doors to the rear garden. The kitchen comprises a range of wall and base units in shaker style with chrome handles and square edge black slate effect laminate work surfaces housing a stainless steel one and half bowl sink with chrome mixer tap. Integrated chrome single oven, four ring gas burner and chrome extractor. Plumbing for washing machine and integrated dishwasher.

LOUNGE (16' 5" x 12' 4") or (5.0m x 3.75m)

Via part glazed wooden doors and finished with LVT flooring, skimmed and emulsioned ceiling with two pendant lights, emulsioned walls with one feature papered wall and radiator. Large full height PVCu window overlooking the front of the property and PVCu French doors with side panel leading to the conservatory. Feature wall mounted electric fire with black hearth.

CONSERVATORY (15' 3" x 13' 5") or (4.64m x 4.10m)

Ceramic tiled flooring, apex roof with decorative pendant light fitting, radiator, dwarf wall with surrounding PVCu double glazed windows and PVCu double glazed doors leading to the rear garden.



LANDING

Via stairs with fitted carpet and spindle balustrade. PVCu double glazed window overlooking the rear garden, pendant light, attic access, fitted carpet, skirting, radiator and two vaulted skylights.

FAMILY BATHROOM (11' 9" x 7' 8") or (3.58m x 2.34m)

Skimmed and emulsioned ceiling with inset spot lights, extractor fan, fully tiled walls with decorative border, PVCu frosted double glazed window overlooking the front of the property. Vinyl flooring and towel rail radiator. Three piece suite in white comprising p shaped bath with chrome mixer taps and overhead electric shower, vanity unit in grey gloss with w.c. and wash hand basin with chrome waterfall tap.

BEDROOM 1 (16' 5" x 12' 2") or (5.00m x 3.70m)

Lovely size master bedroom finished with skimmed and emulsioned ceiling with centre light, emulsioned walls, skirting, radiator, fitted carpet, dual aspect PVCu double glazed windows overlooking the front and rear of the property. Door leading to the en suite.

EN SUITE

Skimmed and emulsioned ceiling with inset spot lights and extractor fan, fully tiled walls, LVT flooring, towel rail radiator and PVCu obscured window overlooking the front of the property. Three piece suite comprising shower cubicle with chrome mixer shower, vanity unit housing the w.c. and wash hand basin with chrome mixer tap and storage.

BEDROOM 2 (11' 6" x 8' 3") or (3.50m x 2.52m)

Overlooking the rear of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling with centre light, emulsioned walls, fitted carpet, skirting and radiator.

BEDROOM 3 (9' 9" x 9' 1") or (2.98m x 2.76m)

Overlooking the front of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling with centre light, emulsioned walls, fitted carpet, skirting and radiator.

BEDROOM 4 (7' 10" x 8' 2") or (2.38m x 2.50m)

Overlooking the rear of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling and walls, radiator, skirting and laminate flooring.

OUTSIDE

Good size rear garden bound by feather board fencing, large patio area ideal for entertaining, brook with lovely bridge, areas laid to decking and lawn with shrubs. Outside tap and wooden gate leading to the side of the property.

To the front of the property is a tarmac drive suitable for parking two vehicles and integral garage with up and over door. Pathway leading to the front door and laid to lawn with pebble border.


NOTE

Beech effect wooden doors with chrome handles throughout the property.

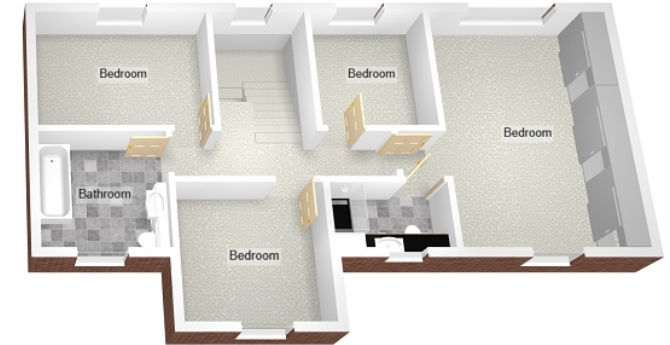


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(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.



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