

Payton  
Jewell  
Caines



Wimborne Road, Pencoed, Bridgend  
County. CF35 6SG

£275,000

**PJC** PAYTON  
JEWELL  
CAINES



## Wimborne Road, Pencoed, Bridgend County. CF35 6SG

Three bedroom DETACHED family home offering generous sized accommodation throughout comprising entrance hall, lounge/diner, kitchen, downstairs family bathroom, three DOUBLE BEDROOMS, WC, good sized enclosed flat rear garden. Ideal location for Pencoed Primary School, shops and Pencoed train station. Early viewing highly recommended.

**£275,000 - Freehold**

- Three double bedroom detached family home
- Good sized lounge/diner with log burner
- New windows installed August 2024
- Four piece family bathroom suite/ Well presented throughout
- Good sized enclosed flat rear garden
- EPC -D , Council tax band - D





## DESCRIPTION

Introducing this well presented three bedroom detached family home situated within easy walking distance of Pencoed village and Pencoed Primary School. The property has been well maintained by its current owner and benefits from larger than average family accommodation comprising entrance hall, lounge/diner, kitchen, family bathroom, separate WC, three double bedrooms, enclosed good sized rear garden.

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 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 part frosted glazed PVCu front door into the entrance hall finished with emulsioned ceiling, two pendant lights, smoke alarm, emulsioned walls with half height feature panelled wall, radiator, skirting and wood effect Italian Porcelain tiled flooring. Stairs leading to the first floor. Doors leading to lounge/diner and kitchen.

## LOUNGE/DINER (21' 11" x 13' 3") or (6.68m x 4.04m)

Emulsioned and coved ceiling, two pendant lights, emulsioned walls with feature papered chimney breast, PVCu double glazed bay window overlooking the front, PVCu double glazed window overlooking the rear, radiator, multi fuel log burner set on slate hearth with wooden mantel, skirting and oak flooring. Space for dining room table and chairs.

## KITCHEN (11' 3" x 10' 0") or (3.44m x 3.06m)

Emulsioned ceiling with sunken chrome spot lights, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the side of the property, skirting and a continuation of the Italian Porcelain tiled flooring. A range of wall and base units in a shaker style cream with complementary roll top work surface. Space for washing machine and tumble dryer. Inset ceramic sink with chrome mixer tap. Integrated appliances to include fridge/freezer, dishwasher, electric oven with four ring induction hob, overhead chrome and glass extractor fan. Cupboard housing the gas combination boiler. Custom built spice rack. Under counter lighting. Part glazed door leading to inner hallway.

## INNER HALLWAY (5' 7" x 3' 4") or (1.69m x 1.02m)

Emulsioned ceiling, centre pendant light, emulsioned walls, skirting, radiator and a continuation of the Italian Porcelain tiled flooring. Door leading to rear garden. Door leading to downstairs bathroom.

## FAMILY BATHROOM (11' 2" max x 8' 3" max) or (3.40m max x 2.52m max)

Emulsioned ceiling, centre spot light, emulsioned walls with tiling to splash back areas, PVCu frosted double glazed window overlooking the rear of the property, chrome towel radiator, skirting and Italian Porcelain tiled flooring. Four piece suite comprising low level WC, bath with chrome mixer tap and shower attachment, vanity sink unit with further built in storage cupboards, corner walk in shower with sliding glass screen and overhead chrome mixer shower.



## FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Emulsioned ceiling, pendant light, emulsioned walls with feature panelling, skirting and fitted carpet. Doors leading to three bedrooms and upstairs WC. Airing cupboard with shelving and radiator.

### W.C. (5' 1" x 2' 8") or (1.56m x 0.82m)

Emulsioned ceiling, pendant light, emulsioned walls, PVCu frosted double glazed window overlooking the side of the property, skirting and fitted carpet. Two piece suite comprising low level WC and wall mounted sink with mixer tap.

### BEDROOM 1 (17' 0" max x 9' 9" max) or (5.18m max x 2.97m max)

Emulsioned ceiling, centre light, emulsioned walls with feature panelled wall, two PVCu double glazed windows overlooking the front of the property, radiator, skirting and fitted carpet.

### BEDROOM 2 (11' 7" x 10' 9") or (3.54m x 3.27m)

Emulsioned ceiling, pendant light, access to loft which is fully boarded with two velux windows installed and spot lights, emulsioned walls with feature papered wall, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet.

### BEDROOM 3 (11' 3" max x 6' 11" max) or (3.44m max x 2.12m max)

Textured ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet.

## OUTSIDE

Good sized enclosed rear garden laid to patio ideal for garden furniture with the remainder laid to lawn, outside tap and shed to remain. Area laid to decking and a further area laid to concrete. Gated side access to the front of the property.

Enclosed front courtyard with concrete pathway leading to the front door. Area 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>	59	
(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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