



Bryn Rhedyn, Pencoed, Bridgend, Bridgend  
County. CF35 6TL

£255,000



## Bryn Rhedyn, Pencoed, Bridgend, Bridgend County. CF35 6TL

Introducing this three bedroom semi detached house located at the head of a quiet cul-de-sac. The property comprises entrance hall, lounge/diner/conservatory, kitchen, bathroom, three bedrooms, enclosed rear garden, off road parking and garage. Early viewing highly recommended. NO ONGOING CHAIN!

**£255,000 - Freehold**

- Three bedroom semi detached house
- Lounge/diner/conservatory
- Situated in a quiet cul-de-sac
- Enclosed rear garden / no ongoing chain
- Off road parking/ garage with power
- Council tax band - C / EPC -D

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## DESCRIPTION

Introducing this three bedroom semi detached house located at the head of a quiet cul-de-sac. The property comprises entrance hall, lounge/diner/conservatory, kitchen, bathroom, three bedrooms, enclosed rear garden, off road parking and garage. Early viewing highly recommended. NO CHAIN

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 uPVC sliding door leading into the entrance porch.

## ENTRANCE PORCH

Skimmed ceiling, emulsioned brick wall and fitted carpet. Wooden and obscured glass door with side panel leading into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling with centre light, papered walls, radiator, skirting, fitted carpet and under stair storage. Doors leading off and stairs leading to the first floor.

## LOUNGE (11' 3" x 10' 4") or (3.44m x 3.14m)

Artexed and coved ceiling with centre light, papered walls, skirting and fitted carpet. Chimney breast with a marble fire surround housing an electric fire. Newly fitted large uPVC window overlooking the front of the property and double opening leading to the dining area.

## DINING AREA (10' 11" x 8' 9") or (3.33m x 2.67m)

Artexed and coved ceiling with centre light, papered walls, skirting, fitted carpet and radiator. Aluminium sliding door leading into the conservatory.

## CONSERVATORY (9' 7" x 9' 5") or (2.91m x 2.87m)

Polycarbonate roof, uPVC wall panels and windows with top openers, uPVC sliding door leading to the rear garden, radiator and fitted carpet.

## KITCHEN (10' 10" x 9' 0") or (3.30m x 2.74m)

Artexed ceiling with centre fluorescent strip light, fully tiled walls, skirting and built-in storage cupboard. uPVC window overlooking the rear garden and part glazed uPVC door leading to the side driveway. The kitchen comprises a range of white wall and base units with complementary work surface housing a stainless steel single bowl sink with chrome mixer tap. Built-in oven with gas hob and extractor fan. Space for washing machine, under counter fridge and freezer.



## LANDING

Artexed ceiling with loft hatch and centre light, papered walls, skirting and fitted carpet. Storage cupboard housing the combination boiler and a large uPVC window overlooking the side of the property and doors leading off.

## BEDROOM 1 (13' 7" x 9' 7") or (4.14m x 2.92m)

Artexed ceiling with centre light, papered walls, skirting, fitted carpet and radiator. Large uPVC window overlooking the front of the property with lovely views across Woodlands fields. Fitted wardrobes to remain.

## BEDROOM 2 (10' 11" x 9' 10") or (3.32m x 3.0m)

Skimmed ceiling with centre light, papered walls, skirting, fitted carpet, radiator and uPVC window overlooking the rear garden. Built in wardrobes to remain.

## BEDROOM 3 (9' 5" x 7' 7") or (2.88m x 2.30m)

Skimmed ceiling with centre light, papered walls, skirting, fitted carpet, radiator and uPVC window overlooking the front of the property. Fitted wardrobes to remain.

## SHOWER ROOM (7' 5" x 5' 7") or (2.25m x 1.71m)

Skimmed ceiling with centre light, fully tiled walls, anti slip flooring and radiator. Three piece suite comprising low level w.c. pedestal wash hand basin and a walk-in shower with a low-level shower screen and wall mounted electric shower. Obscured uPVC window overlooking the rear garden.

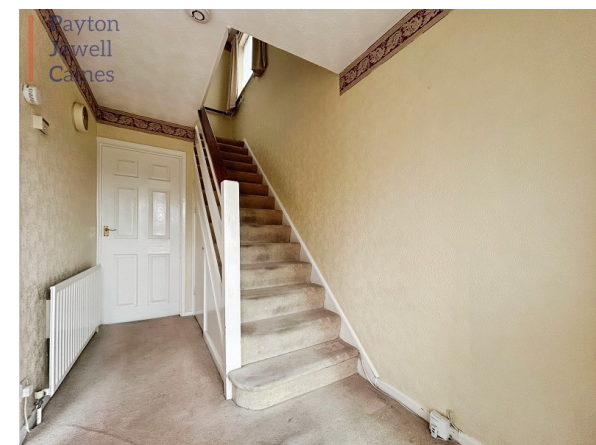
## GARAGE (18' 6" x 9' 7") or (5.65m x 2.91m)

Newly fitted electric roller shutter door and power.

## OUTSIDE

Low maintenance front garden bound by a low block wall. Gravel border with a newly laid resin driveway which continues as a path to the front door.


Enclosed low maintenance rear garden bound by block and feather board edging, laid to patio and lawn with a further patio area and mature shrub borders. Brick storage.



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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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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