

Payton
Jewell
Caines



Woodstock Gardens, Pencoed, Bridgend
County. CF35 6ST

£310,000

PJC PAYTON
JEWELL
CAINES

Woodstock Gardens, Pencoed, Bridgend County. CF35 6ST

Well presented four bedroom DETACHED house comprising entrance hall, lounge, dining room, kitchen and w.c. to the ground floor, four bedrooms and family bathroom to the first floor, enclosed rear garden, DRIVEWAY PARKING and SINGLE GARAGE. Viewing recommended.

£310,000 - Freehold

- Modern four bedroom detached house
- Lounge and dining room
- Downstairs w.c. / first floor bathroom
- Enclosed rear garden
- Driveway parking and garage
- EPC - C / Council tax - D



DESCRIPTION

Introducing this well presented modern four bedroom detached house comprising entrance hall, lounge, dining room, kitchen and w.c. to the ground floor, four bedrooms and family bathroom to the first floor, enclosed rear garden, DRIVEWAY PARKING and SINGLE GARAGE.

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 composite door with part glazed panel leading into the entrance hall.

ENTRANCE HALL

Emulsioned, artexed and coved ceiling with centre light, skimmed and emulsioned walls, skirting and tiled flooring. PVCu window overlooking the side of the property and stairs leading to the first floor with built in under stairs storage. Doors leading to the lounge, kitchen and downstairs w.c.

DOWNSTAIRS W.C.

Emulsioned ceiling with centre light, fully tiled walls, PVCu obscured window overlooking the side of the property and a continuation of the tiled flooring. Two piece suite comprising low level w.c. and vanity wash hand basin with chrome waterfall tap. Newly fitted modern radiator.

LOUNGE (15' 5" x 12' 10") or (4.70m x 3.90m)

Overlooking the front of the property via a large PVCu double glazed window and finished with emulsioned, artexed and coved ceiling with centre light, emulsioned walls, wall lights, skirting and light grey wood effect laminate flooring. Double doors leading into the dining room.

DINING ROOM (11' 11" x 10' 2") or (3.62m x 3.10m)

Emulsioned, artexed and coved ceiling with centre light, emulsioned walls with dado rail, skirting, light grey laminate flooring, PVCu door to the rear garden and door leading into kitchen.

KITCHEN (12' 0" x 9' 9") or (3.66m x 2.96m)

Plastered and coved ceiling with centre spot lights, emulsioned walls, skirting, tiled flooring, radiator, PVCu window overlooking the rear garden and PVCu part panelled/part glazed door leading to the side of the property. Newly fitted kitchen in handle less white gloss with black slate effect complementary square edge work surface housing a stainless steel one and half bowl drainer with swan neck chrome mixer tap. Freestanding Range cooker with overhead extractor, space for washing machine and American fridge/freezer. Newly fitted wall mounted boiler and electric consumer board.



LANDING

Via stairs with fitted carpet and modern balustrade with cast iron spindles. Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, access to the loft via wooden ladder, partially boarded. Obscured glazed PVCu window overlooking the side of the property, storage cupboard and doors leading to four bedrooms and family bathroom.

BEDROOM 1 (13' 9" x 10' 4") or (4.18m x 3.16m)

Overlooking the front of the property via PVCu double glazed window and finished with emulsioned and artexed ceiling, emulsioned walls, skirting, fitted carpet and radiator. Double doors leading to a built in wardrobe.

BEDROOM 2 (11' 1" x 10' 5") or (3.39m x 3.17m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned and artexed ceiling, emulsioned walls, skirting, fitted carpet and radiator.

BEDROOM 3 (9' 7" x 7' 1") or (2.91m x 2.17m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned, artexed and coved ceiling, emulsioned walls, skirting, fitted carpet and radiator.

BEDROOM 4 (10' 0" max x 9' 7" max) or (3.06m max x 2.92m max)

Overlooking the front of the property via PVCu double glazed window and finished with emulsioned and artexed ceiling, skimmed walls, skirting, radiator and fitted carpet. Built in storage cupboard and fitted single bed over the stairwell.

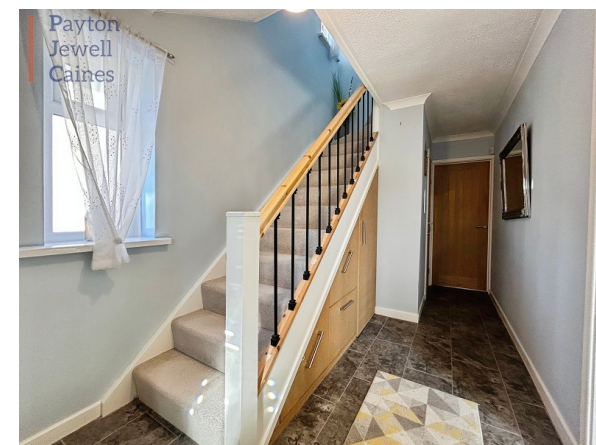
FAMILY BATHROOM (6' 2" x 5' 8") or (1.87m x 1.73m)

Newly skimmed ceiling with centre light, fully tiled walls, PVCu obscured window overlooking the side of the property and a continuation of the tiled flooring. three piece suite comprising low level w.c. and vanity wash hand basin with chrome waterfall tap and P shape bath with wall mounted shower. Newly fitted modern radiator and concealed storage cupboard.

OUTSIDE


Low maintenance front garden laid to gravel with a single width tarmac driveway suitable for parking 3/4 cars. Access to the single garage via PVCu doors to the front and courtesy door from the rear garden with power and light.

Enclosed low maintenance rear garden with gated access to both sides, bound by feather board edging, tiered patio area and Astroturf. Outside power.



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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