



Hill View, Pencoed, Bridgend County. CF35
6JW

£335,000

PJC PAYTON
JEWELL
CAINES

Hill View, Pencoed, Bridgend County. CF35 6JW

Three bedroom EXTENDED detached house comprising inner porch, entrance hall, lounge, kitchen/diner/ family room, W.C, family bathroom, enclosed LANDSCAPED rear garden, DRIVEWAY to the front and SINGLE GARAGE with scope to convert. The property is situated at the head of a quiet cul-de-sac with pathway leading to Pencoed common.

£335,000

- Three bedroom extended home
- NO CHAIN/ Cul de sac location
- Open plan living
- Private rear garden/ Garage
- Bedroom with balcony
- EPC - D / Council Tax band - E



DESCRIPTION

Three bedroom EXTENDED detached house comprising inner porch, entrance hall, lounge, kitchen/diner/family room, W.C, family bathroom, enclosed LANDSCAPED rear garden, DRIVEWAY to the front and SINGLE GARAGE with scope to convert. The property is situated at the head of a quiet cul-de-sac with pathway leading to Pencoed common.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor and has a railway station making it an ideal location for commuting. There are many amenities offered within the town including several good schools, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

ENTRANCE

Accessed via a composite door leading to inner porch, skimmed emulsioned ceiling and walls, slate effect tiled flooring, PVCu window with built in blinds.

HALLWAY

Skimmed emulsioned ceiling and walls, wood effect ceramic floor tiles and matching skirting. Carpeted stairs leading to first floor with open under stair storage. Doors leading off.

LIVING ROOM (13' 0" x 8' 6") or (3.97m x 2.59m)

Textured emulsioned ceiling with centre light, skimmed walls with one feature papered wall, continuation of wood effect tiled flooring and skirting. PVCu window with built in blinds overlooking the front of the property.

KITCHEN/DINER/LIVING ROOM (20' 6" x 20' 5") or (6.24m x 6.22m)

Great spacious, newly fitted open plan/kitchen/diner/living with the continuation of the wood effect tiled flooring and skirting. Skimmed emulsioned ceiling with raised lantern window. Skimmed with one papered feature wall. The kitchen comprises of a modern shaker style wall and base units with solid wood surfaces and a central island with insert single bowl sink and chrome mixer tap. To remain Rangemaster double oven with 6 gas ring hob, extractor fan, single built in oven and fridge/freezer. The living area benefits from a lovely log burner set on a slate hearth.

PVCu window and patio doors leading into a private landscaped mature garden.

W.C.

Skimmed emulsioned ceiling and walls, partially tiled with cream metro tiles, continuation of the wood affect floor tiles. The W.C comprises of a low level toilet and hand wash basin.

LANDING

Textured emulsioned ceiling, access hatch to the loft, skimmed emulsioned walls, storage cupboard, fitted carpet and doors leading off.

BEDROOM 1 (13' 0" x 8' 6") or (3.97m x 2.59m)

Textured ceiling, skimmed emulsioned walls, fitted carpet, radiator, PVCu window with built in blinds looking out to the front of the property.



BEDROOM 2 (10' 3" x 8' 6") or (3.13m x 2.59m)

Skimmed emulsioned ceiling and walls, fitted carpet, radiator, storage unit housing a combination boiler. Patio doors leading on to a raised balcony with fabulous views over the common and rear garden.

BEDROOM 3 (9' 7" x 7' 3") or (2.91m x 2.21m)

Textured ceiling, papered walls, fitted carpet and radiator. Built in storage cupboard and fitted single bed with storage. PVCu window with built in blinds looking out to the front of the property.

BATHROOM

Textured ceiling, skimmed emulsioned and part tiled walls, wood effect tiled flooring. The bathroom comprises of a panelled bath with wall mounted shower, vanity sink unit and low level toilet. PVCu obscured window looking out to the rear of the property.

GARAGE

Fitted with up and over door and power, rear courtesy door to rear garden.

OUTSIDE


This property is set on a substantially large plot in the corner of a quiet cul-de-sac backing on to common fields. Offering a shale driveway with space for multiple vehicles leading to a single garage. Raised borders.

To the rear of the property is a fully enclosed mature landscaped garden benefiting from various areas, patio area ideal for outdoor entertaining, bespoke shed, vegetable plots, water feature with bridge. Pergola and the remainder laid to lawn.

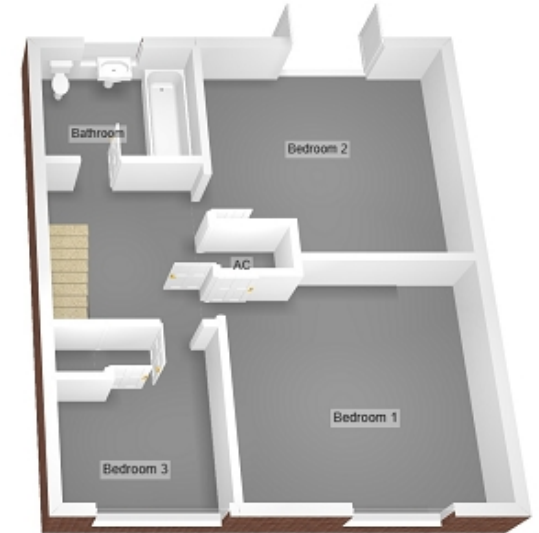


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk