

FOR
SALE



13 Pant Hendre, Pencoed, Bridgend, Mid Glamorgan CF35 6LN

£325,000 - Freehold

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PROPERTY SUMMARY

Introducing this immaculate and modern three bedroom detached house which benefits from three double bedrooms, open plan lounge/diner, fabulous family bathroom and beautifully landscaped rear garden . The property is within easy walking distance of Pencoed centre giving access to the mainline train network as well as being easily accessible for the local Primary and Secondary Schools. The property offers contemporary space and is ideal for family living. Viewing is highly recommended.

POINTS OF INTEREST

- Immaculately presented throughout
- Three bedroom detached house
- Open plan lounge/diner
- Beautifully landscaped rear garden
- Integral garage
- Viewing highly recommended



ROOM DESCRIPTIONS

Entrance

Via composite part glazed front door with side panel providing plenty of natural light into the entrance hall.

Entrance Hall

Skimmed, emulsioned and coved ceiling with centre light, emulsioned walls, skirting, dark wood laminate flooring, stairs leading to the first floor and stairs leading to the first floor.

Lounge

3.33m x 5.53m (10' 11" x 18' 2") The lounge area to the front of the property is finished with skimmed, emulsioned and coved ceiling with centre light, emulsioned walls, skirting, continuation of the dark oak laminate flooring, PVCu bay window with fitted blinds and curtain pole to remain and radiators. Feature fireplace with stone effect mantle and marble hearth. Archway leading to the dining area.

Dining Area

Emulsioned, skimmed and coved ceiling with centre light, emulsioned walls, skirting, wood flooring, radiator and PVCu doors leading out to the rear garden with shutter style blinds to remain. Door leading into the kitchen.

Kitchen

3.72m x 4.08m (12' 2" x 13' 5") Skimmed and emulsioned ceiling and walls, skirting, radiator, a continuation of the wood flooring and large under stairs storage cupboard housing the fuse box. The kitchen comprises a range of modern high gloss cream wall and base units with chrome handles with complementary gloss butchers block effect laminate work surfaces and tiled splash backs. Built in stainless steel electric oven, five ring stainless steel hob and overhead stainless steel extractor and stainless steel splash back. Built in dishwasher to remain, chrome wine cooler and integrated fridge and freezer to remain. One and half bowl sink with chrome swan neck mixer tap and PVCu window overlooking the rear garden with fitted blinds to remain. Plinth with decorative spot lights. Space for table and chairs. Door leading into the utility.

Utility

1.55m x 1.90m (5' 1" x 6' 3") Skimmed and emulsioned ceiling and walls, ceiling extractor fan and centre light. Matching high gloss cream base units with complementary gloss butches block effect laminate work surfaces and wall units for additional storage. Single bowl sink with chrome swan neck mixer tap, tiled splash back areas and built in boiler and space for under counter washing machine and tumble dryer. Door leading to the downstairs w.c.

Downstairs w.c.

1.39m x 1.56m (4' 7" x 5' 1") Skimmed and emulsioned ceiling and walls, access to the loft, centre spot light, skirting, chrome towel rail radiator, continuation of the laminate flooring. Two piece suite comprising corner vanity unit with wash hand basin and chrome mixer tap and tiled splash back and low level w.c. PVCu obscured window overlooking the side of the property with fitted blinds to remain with mosaic tiled sill.

Landing

Via stairs with fitted carpet and spindle balustrade. Skimmed and emulsioned ceiling with centre pendant light, smoke alarm and loft access, emulsioned walls, skirting, fitted carpet and PVCu window overlooking the side of the property with fitted blinds to remain. Doors leading off to three bedrooms and family bathroom.

Bathroom

1.98m x 2.46m (6' 6" x 8' 1") Refurbished to a high standard and finished with skimmed and emulsioned ceiling with inset stainless steel spot light, fully tiled walls with decorative feature tiled wall, tiled flooring and chrome radiator. Three piece suite comprising freestanding slipper bath with chrome waterfall mixer tap and shower attachment, vanity sink unit with chrome mixer tap and enclosed w.c. PVCu obscured window overlooking the front of the property with fitted blind to remain. Electric shaver point and built in storage cupboard.

Bedroom 1

2.98m x 4.51m (9' 9" x 14' 10") 2.89m x 4.51m (9' 6" x 14' 10") Overlooking the front of the property via PVCu double glazed bay window with fitted blinds and curtain pole to remain. Finished with skimmed and emulsioned ceiling and walls, skirting, fitted carpet and radiator. Built in fitted wardrobes to remain and access to the modernised en suite.

En suite

Skimmed and emulsioned ceiling with inset spot lights, fully tiled walls and tiled flooring. Three piece suite comprising double shower with glass screen, low level w.c. and vanity unit housing the wash hand basin with chrome mixer tap and storage. Shaver point, chrome towel rail radiator and PVCu obscured window overlooking the side of the property with fitted blinds to remain.

Bedroom 2

2.77m x 3.27m (9' 1" x 10' 9") Overlooking the rear of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu window overlooking the rear garden with fitted blinds and curtain pole to remain. Built in wardrobes to remain.

Bedroom 3

2.12m x 3.26m (6' 11" x 10' 8") Skimmed and emulsioned ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu window overlooking the rear garden with curtain pole and fitted blinds to remain.

Outside

Enclosed and private landscaped garden bound by feather board edging, good sized patio area with dwarf wall and steps leading up to the top of the garden, area laid to chipping's with mature shrubs, lawned and decking area with pergola to remain. Outside lighting and water tap. Access to the front and storage to one side.

Low maintenance front garden with parking for two cars and bound by hedgerow and access via up and over door to the integral garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(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	