

FOR
SALE



10 Eleanor Close, Pencoed, Bridgend, Mid Glamorgan CF35 6RD

£270,000 - Freehold



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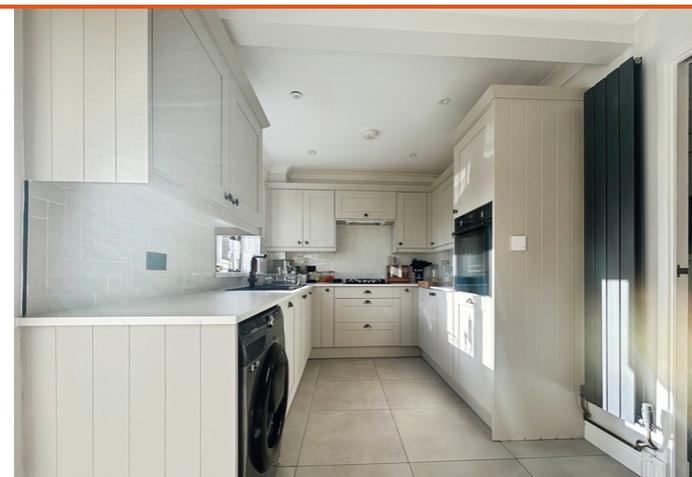
PROPERTY SUMMARY

We are pleased to offer this IMMACULATELY PRESENTED three bedroom semi detached house comprising lounge, kitchen/ diner, WC and family bathroom. Situated within the SOUGHT AFTER LOCATION of Eleanor Close. The property has been REFURBISHED by the current vendor and would make an IDEAL FAMILY HOME. Internal viewing HIGHLY recommended.

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.

POINTS OF INTEREST

- Three bedroom semi detached house
- Modern kitchen/diner & bathroom
- Lounge
- Downstairs WC
- Larger than average south facing rear garden
- EPC-C



ROOM DESCRIPTIONS

Entrance

Via PVCu frosted part glazed door leading into entrance hall finished with skimmed and coved ceiling, emulsioned walls, inset spot lights, smoke alarm, PVCu obscured window overlooking the side of the property, radiator, skirting and light wood effect laminate herringbone flooring. Under stair storage. Stairs leading to first floor.

Downstairs WC

Inset spot lights, emulsioned walls with half height panelling, towel rail radiator and decorative tiled flooring. Two piece suite comprising low level WC and sink set within vanity unit with chrome mixer tap.

Lounge

3.59m x 4.42m (11' 9" x 14' 6") Skimmed ceiling with inset spot lights, emulsioned walls, one feature wall with half height panelling, large PVCu bay window with storage below, skirting and a continuation of the herringbone engineered oak flooring. Corner feature fireplace. Modern fitted sliding doors leading to the kitchen/diner.

Kitchen/diner

3.14m x 5.48m (10' 4" x 18' 0") Skimmed ceiling with inset spot lights, emulsioned walls, skirting and tiled flooring. A newly fitted modern cashmere shaker style wall and base units with quartz effect square edge work surfaces. Herringbone design decorative tiled splash back. Four ring gas hob with overhead extractor. Black on and a half basin sink with drainer and black mixer tap. Built in single oven and dishwasher. Space for washing machine and space for American style fridge/freezer. French doors leading to the rear garden and a large PVCu window overlooking the rear garden.

First floor landing

Via stairs. Skimmed ceiling with inset spot lights, emulsioned walls, large access to attic hatch, skirting, radiator, PVCu obscured window overlooking the side of the property and fitted carpet. Storage cupboard.

Bedroom 1

3.09m x 3.49m (10' 2" x 11' 5") Skimmed ceiling with inset spot lights, emulsioned walls with feature panelled wall, skirting, radiator, PVCu window overlooking the front elevation and fitted carpet.

Bedroom 2

2.99m x 3.43m (9' 10" x 11' 3") Skimmed and coved ceiling with inset spot lights, emulsioned walls, decorative feature panelled wall, radiator, large selection of built in wardrobes, PVCu window overlooking the rear garden, skirting and herringbone wood effect flooring.

Bedroom 3

2.32m x 2.52m (7' 7" x 8' 3") Skimmed and coved ceiling with inset spot lights, emulsioned walls, PVCu window overlooking the front of the property, radiator, skirting and wood effect herringbone flooring. Built in storage cupboard.

Family bathroom

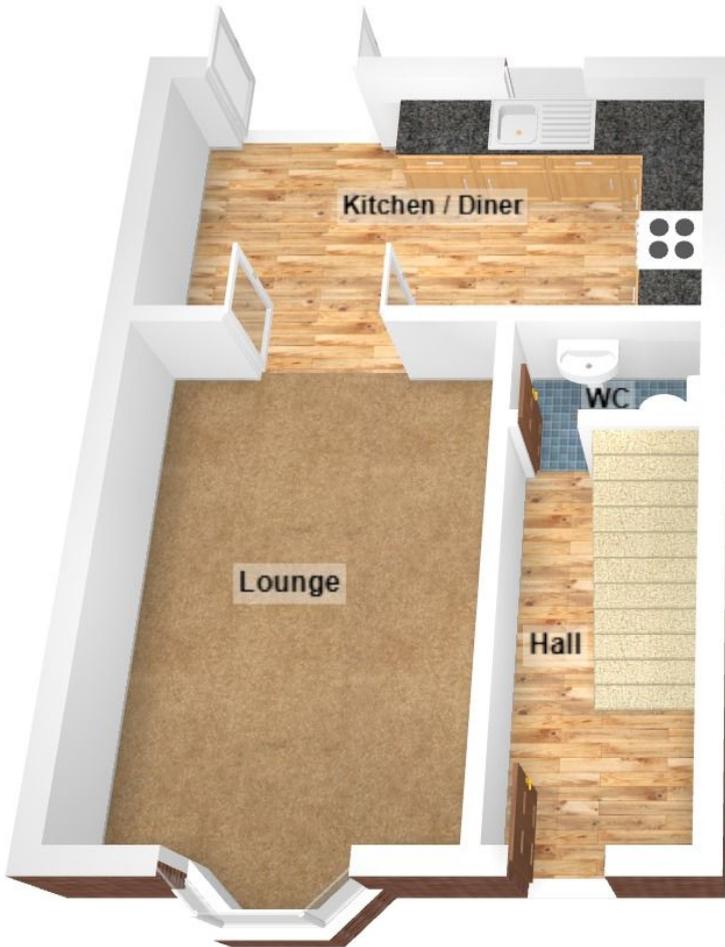
1.71m x 2.42m (5' 7" x 7' 11") Refurbished to a high standard and finished with skimmed ceiling, part emulsioned/part tiled walls, heated towel rail and PVCu frosted double glazed window to rear. Modern three piece suite comprising low level WC, vanity sink unit, P shaped bath with overhead waterfall shower, mixer tap with shower attachment and shower screen.

Outside

Larger than average south facing rear garden which is enclosed and bounded by wood panel fencing. The majority of the garden is laid to lawn with a large patio area ideal for garden furniture. Large wooden storage shed to remain with power and light installed. Outside tap. Side access to the front of the property.

The frontage is enclosed by low level brick wall with raised wooden planter. Off road parking for up to three vehicles.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	