

FOR
SALE



4 Taliesin Close, Pencoed, Bridgend, Mid Glamorgan CF35 6JR

£230,000 - Freehold

5c, Penybont Road, Pencoed, Bridgend, CF35 5PY 01656 869000 pencoed@pjchomes.co.uk

Payton
Jewell
Caines

PROPERTY SUMMARY

Beautifully presented three bedroom terraced house comprising entrance hall, lounge, kitchen/diner, bathroom, enclosed rear garden and dedicated parking space. Within walking distance of Pencoed centre, primary and comprehensive schools. Viewing highly recommended.

POINTS OF INTEREST

- Traditional three bedroom mid terraced house
- Open plan modern kitchen / diner
- Well presented modern bathroom
- Enclosed front and rear gardens
- Dedicated car parking plus ample visitor parking
- Ideal location for walking distance to local primary school



ROOM DESCRIPTIONS

Entrance

Via part frosted glazed composite front door into the entrance hall.

Entrance Hall

Central light fitting, coving, emulsioned walls, skirting and ceramic tiled flooring. Doorway through to the lounge.

Lounge

3.45m x 4.55m (11' 4" x 14' 11") Overlooking the front of the property via PVCu double glazed window with a fitted venetian blind and finished with central light fitting, coving, emulsioned walls, skirting and laminate flooring. Feature electric fire with ceramic surround and marble hearth. Under stairs storage and door into the kitchen/diner.

Kitchen/Diner

2.70m x 4.45m (8' 10" x 14' 7") The dining area overlooks the rear garden via part glazed PVCu French doors with perfect fit venetian blinds and finished with central light pendant plus recessed spot lights, coved ceiling, emulsioned walls, skirting and vinyl tiled flooring. Opening into the kitchen.

The kitchen overlooks the rear garden via PVCu double glazed window with a fitted roman blind and finished with a coved ceiling, recessed LED spot lights, emulsioned walls and a continuation of the vinyl tiled flooring. A range of low level and wall mounted kitchen units in high gloss white with brushed chrome handles and a complementary roll top work surface with matching up stand. Inset circular sink with chefs tap and drainer, integrated electric oven with electric hob and overhead extractor hood with stainless steel splash back. Space for high level fridge/freezer and plumbing for automatic washing machine.

Landing

Via stairs with central carpet runner and balustrade. Access to loft storage, coved ceiling, emulsioned walls, skirting and laminate flooring. Wood panelling on the stairwell.

Bathroom

PVCu frosted glazed window to the rear, radiator, ceramic tiled flooring and ceramic tiles to the splash back. Three piece suite comprising WC, wash hand basin with black mixer tap with vanity unit and shelf, bath with black mixer tap, over bath rainwater head, shower attachment and side glazed shower screen.

Bedroom 1

2.55m x 4m (8' 4" x 13' 1") Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling, emulsioned walls, skirting and laminate flooring. Fitted storage cupboard with shelving.

Bedroom 2

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling, recessed LED spot lights, emulsioned walls, skirting and laminate flooring.

Bedroom 3

1.85m x 3m (6' 1" x 9' 10") measurements narrow to 0.85m. L shaped room overlooking the front garden via PVCu double glazed window with fitted venetian blind and finished with a coved ceiling, emulsioned walls, skirting and laminate flooring. Storage cupboard above the stairs with shelving and hanging rail. Half height feature wood panelling.

Outside

Enclosed front garden laid to lawn with concrete pathway leading to the front door and gated access onto the communal car park with dedicated car space.

Enclosed rear garden laid to patio and lawn with pathway leading to rear lane access, brick built storage with power and light.



Awaiting EPC &
Floorplan