



Cwm Felin, Blackmill, Bridgend . CF35 6EJ

£164,950



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Three bedroom semi detached house located within a small CUL DE SAC in a popular development. The property comprises entrance hall, lounge, open plan kitchen/diner, downstairs w.c. first floor shower room, enclosed landscaped rear garden, OFF ROAD PARKING and SINGLE GARAGE. Viewing recommended.

£164,950 - Freehold

- Three bedroom semi detached house
- Well presented throughout
- Open plan kitchen/diner
- Pretty enclosed landscaped rear garden, EPC-D
- Single garage with courtesy door and off road parking
- Located within a small cul de sac



DESCRIPTION

Introducing this well presented three bedroom semi detached house situated within a semi rural location in the pleasant estate of Cwm Felin which were built by Barratt Homes. The property has good road access into Bridgend Town Centre with all amenities and facilities along with the M4 corridor. Early viewing highly recommended to fully appreciate.

ENTRANCE

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

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, fitted carpet and door into the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with fitted venetian blind, vinyl flooring and wall mounted fuse box. Two piece suite in white comprising w.c. and corner wash hand basin.

LOUNGE (15' 1" x 15' 9") or (4.60m x 4.80m)

Benefiting from dual aspect natural light via PVCu double glazed windows to the front and side both with fitted venetian blinds. Emulsioned ceiling with central light fitting to remain, emulsioned walls, skirting and fitted carpet. Wall mounted pebble effect modern electric fire to remain. Stairs leading to the first floor and doorway through into the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (15' 1" x 8' 2") or (4.60m x 2.50m)

Overlooking the rear garden via PVCu double glazed French doors and PVCu double glazed window with fitted roman blind and finished with matching central spot lights, emulsioned walls and wood effect laminate flooring. The kitchen is arranged with low level and wall mounted units in dove grey with complementary roll top work surface, splash back plinth and ceramic tiles. Inset one and half basin sink with mixer tap and drainer. Integrated electric oven with four gas ring hob with glass splash back and overhead extractor hood. Space for high level fridge/freezer and plumbing for automatic washing machine. Wall mounted Ideal Icos gas fired boiler housed with a kitchen cupboard. Ample space for dining table and chairs and under stairs storage cupboard.

LANDING

Access to loft storage, PVCu double glazed window to the side with fitted roman blind and doorway through into the shower room.

SHOWER ROOM

PVCu frosted glazed window to the rear with fitted roman blind, central light fitting, emulsioned ceiling and walls with half height ceramic tiles, wall mounted heated chrome towel rail and anti slip vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and a large walk in shower with fully glazed sides and plumbed shower.

BEDROOM 1 (13' 5" x 8' 6") or (4.10m x 2.60m)

Overlooking the front via PVCu double glazed window with fitted venetian blind and finished with emulsioned ceiling and walls, skirting and wood effect laminate flooring.



BEDROOM 2 (10' 10" x 8' 6") or (3.30m x 2.60m)

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

BEDROOM 3 (6' 3" x 10' 2") or (1.90m x 3.10m)

Overlooking the front via PVCu double glazed window with fitted venetian blind and finished with central light fitting, emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing the hot water tank.

OUTSIDE

Enclosed landscaped rear garden laid to patio with decorative stone, rear gated access, perimeter raised beds, outside tap with wind up rear awning over the patio. Courtesy door into the single garage with storage in the eaves, traditional up and over door, power and light. Off road parking to the front of the garage for two cars.

DIRECTIONS


On entering Blackmill take a right at the traffic lights, follow the road along taking the next right into Cwm Felin where the property can be found.

NOTE

We have been informed that the property is freehold however the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(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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