



Pendre, Bridgend, Bridgend County. CF31
1PE

£215,000

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Four bedroom mid terraced house comprising entrance hall, TWO RECEPTION ROOMS, open plan kitchen/diner, downstairs shower room and first floor bathroom, good sized enclosed rear garden and off road parking to the front. Early viewing highly recommend to fully appreciate this lovely family home. SOLD WITH NO ONWARD CHAIN.

£215,000 - Freehold

- Extended four bedroom mid terraced house
- Two reception rooms
- Open plan kitchen/diner
- Off road parking to the front
- Good sized enclosed rear garden
- Sold with no onward chain
- EPC - / Council tax -



DESCRIPTION

We are pleased to offer for sale this four bedroom mid terraced house situated in Bridgend and conveniently positioned for the Princess of Wales Hospital, M4 corridor, McArthur Glen Designer Outlet and Bridgend town centre with all amenities and facilities. Viewing highly recommended. No onward chain.

ENTRANCE

Via part glazed and frosted PVCu front door into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting, tiled flooring in slate effect, radiator and door leading into the shower room. Under stairs storage area.

SHOWER ROOM (7' 11" x 5' 7") or (2.41m x 1.70m)

Emulsioned ceiling with inset spot lights, extractor fan, floor to ceiling tiled walls and tiled flooring in grey, towel rail radiator and frosted PVCu double glazed window overlooking the front of the property. Large walk in tiled shower with overhead chrome mixer, wall mounted w.c. with hidden cistern and wall mounted wash hand basin with chrome mixer taps.

L-SHAPED KITCHEN / DINER (22' 5" max x 19' 6" max) or (6.82m max x 5.95m max)

Emulsioned and coved ceiling with inset spot lights, emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. A range of base and wall units in shaker style oak with complementary wooden work tops. Inset Belfast sink with black mixer tap, space for washing machine, tumble dryer and dishwasher. Freestanding American style fridge/freezer to remain, Range cooker with six ring burner with stainless steel splash back and overhead chrome extractor fan and breakfast bar. PVCu double glazed window overlooking the rear of the property and PVCu French doors leading out to the rear garden. Doors leading off to the lounge and second reception room.

The dining area is finished with emulsioned ceiling with centre pendant light, ceiling rose and coving. Emulsioned walls, skirting, oak flooring, radiator and archway with wooden frosted doors leading into the lounge. Wood panelled wall with two wall mounted lights and radiator.

LOUNGE (14' 11" max x 13' 0" max) or (4.54m max x 3.96m max)

Emulsioned and coved ceiling with centre pendant light and ceiling rose, emulsioned walls, skirting, laminate flooring, radiator and PVCu double glazed window overlooking the front of the property. Feature log burner with slate hearth, stone surround and wooden mantle.

RECEPTION ROOM 2 (10' 10" x 9' 10") or (3.30m x 3.00m)

Emulsioned ceiling with centre pendant light and ceiling rose, emulsioned walls, skirting and a continuation of the oak flooring. PVCu double glazed French doors leading out to the rear garden and radiator.

LANDING

Via spindle balustrade with handrail and stair treads. Emulsioned ceiling with inset spot lights, access into the loft which is boarded with power. Emulsioned walls, skirting, radiator and fitted carpet. Doors leading to the four bedrooms and family bathroom.



BEDROOM 2 (13' 6" x 10' 1") or (4.11m x 3.08m)

Emulsioned ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and two PVCu double glazed windows overlooking the front of the property. Door leading into built in storage with shelving and a further built in wardrobe and drawers with dressing table.

BEDROOM 1 (14' 6" max x 11' 5" max) or (4.43m max x 3.48m max)

Emulsioned ceiling with centre light, emulsioned walls, skirting, fitted carpet, two wall mounted radiators and two PVCu double glazed windows overlooking the rear of the property. Arch opening into a bedroom 4/dressing room.

BEDROOM 4/DRESSING ROOM (17' 4" max x 9' 3" max) or (5.29m max x 2.82m max)

Emulsioned ceiling with two pendant lights, emulsioned walls, skirting, laminate flooring, radiator and PVCu double glazed window overlooking the rear of the property. Built in wardrobes with hanging rails, shelving and dressing table. Wall mounted consumer box.

BEDROOM 3 (11' 11" x 10' 0") or (3.62m x 3.06m)

Emulsioned ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in wardrobes.

FAMILY BATHROOM (8' 5" x 8' 2") or (2.56m x 2.48m)

Emulsioned ceiling with inset spot lights, emulsioned walls with subway tiles to the splash back areas, skirting and vinyl flooring in tiled wood effect. Towel rail radiator and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. wall mounted vanity sink unit with marble work top and jack n jill wash hand basins with black chrome mixer tap and herringbone tiling to the splash backs and large bath with ceiling hung shower and wall mounted second shower the extractor fan.

OUTSIDE


Via French doors from the kitchen/diner to a good sized enclosed rear garden. Overhead structure with artificial grass and areas of patio and decorative stone with stepping stones. The remainder of the garden is laid to lawn with decorative stone, palm tree and blossom tree. Double doors leading to the outbuilding/storage shed with power and lighting.

Off road parking for two vehicles to the front of the property.



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

EPC

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

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.



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