

Payton
Jewell
Caines



Pen Parcau, Bettws, Bridgend County. CF32
8SS

£129,950

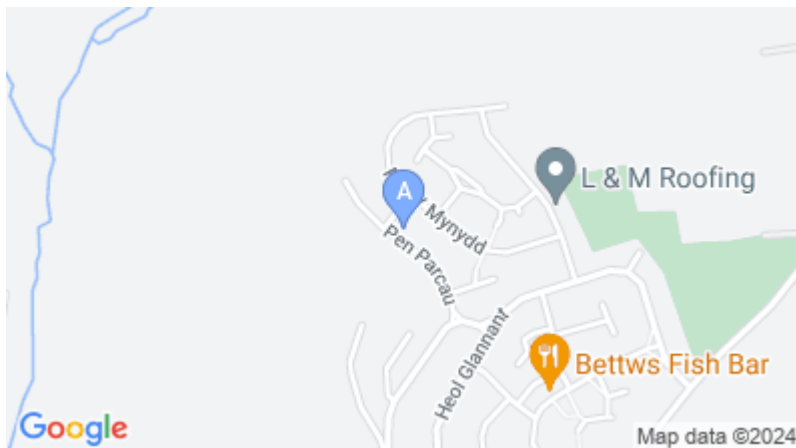


Pen Parcau, Bettws, Bridgend County. CF32 8SS

RARELY AVAILABLE - Two bedroom semi detached BUNGALOW comprising entrance hall, lounge, kitchen, two bedrooms, bathroom, good size enclosed rear garden with BEAUTIFUL VIEWS. Step free access to the front. SOLD WITH NO ONWARD CHAIN!

£129,950 - Freehold

- Two bedroom semi detached bungalow
- Glorious south westerly valley views to the rear
- Good sized enclosed rear garden
- Step free access with ramping to the front
- Gas fired combination boiler, EPC -
- Sold with no onward chain / Council tax - A



DESCRIPTION

Two bedroom semi detached BUNGALOW comprising entrance hall, lounge, kitchen, two bedrooms, bathroom, good size enclosed rear garden with BEAUTIFUL VIEWS. Step free access to the front. SOLD WITH NO ONWARD CHAIN!

Bettws is approximately 5 miles to the north of Bridgend and has excellent school facilities with a recently constructed primary school. There are local bus routes serving Bridgend town centre with access to the mainline train station.

Key features;
Step free access
Suitable for wheelchair users
Beautiful south westerly countryside/farmland views to the rear
Gas fired combination boiler
Rarely available in the village of Bettws
Sold with no onward chain

ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panel into the entrance hall.

ENTRANCE HALL

Emulsioned walls, skirting, wood effect laminate flooring, wall mounted fuse box and wall mounted electric and gas hidden behind a storage cupboard.

BEDROOM 2 (9' 10" x 8' 2") or (3.00m x 2.50m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned walls, central light fitting to remain, one feature papered wall, skirting and wood effect laminate flooring.

BEDROOM 1 (12' 6" x 9' 10") or (3.80m x 3.00m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with emulsioned walls with one feature papered wall, skirting and laminate flooring.

BATHROOM

Access to loft storage, central light fitting, PVCu clad walls, vinyl flooring and PVCu frosted double glazed window to the rear of the property. Three piece suite in white comprising w.c. wash hand basin and bath with over bath and wall mounted electric shower with a wall mounted 'Easybath' hoist and seat. Heated wall mounted chrome towel rail.

LOUNGE (12' 10" x 13' 9") or (3.90m x 4.20m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with central light fitting, emulsioned walls with one feature papered wall, skirting and wood effect flooring.



KITCHEN (11' 10" x 8' 4") or (3.60m x 2.55m)

Overlooking the rear garden via PVCu double glazed window and accessed via part frosted glazed PVCu door. Central light fitting, wall mounted PVCu cladding, skirting and vinyl flooring. A range of low level and wall mounted kitchen units with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, integrated four gas ring hob and overhead extractor. Integrated gas oven, wall mounted Worcester gas fired combination boiler, plumbing for automatic washing machine and space for fridge/freezer.


OUTSIDE

Enclosed south westerly rear garden laid to decking with steps down to lawn, two brick built sheds and one garden storage shed. Beautiful valley views. Side gated access to the front of the property.

Enclosed front garden laid to access ramping (wide enough for wheelchair) gated access to the pavement.



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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