

Payton
Jewell
Caines



Springfield Gardens, Bridgend, Bridgend
County. CF31 1NP

£265,000

 PAYTON
JEWELL
CAINES

Springfield Gardens, Bridgend, Bridgend County. CF31 1NP

Larger style three bedroom DETACHED BUNGALOW occupying a corner plot within a sought after development and comprising entrance hall, L-shaped lounge/dining, kitchen, CONSERVATORY, three bedrooms, family bathroom, DETACHED SINGLE GARAGE, off road parking, front, side and rear gardens. SOLD WITH NO ONWARD CHAIN!

£265,000 - Freehold

- Three bedroom detached bungalow
- Conservatory to the rear
- Prominent corner plot
- Detached garage with good off road parking
- Requires some modernisation
- Sold with no onward chain
- EPC - C / Council tax - E



DESCRIPTION

Introducing this larger style three bedroom detached bungalow located within the popular area of Springfield Gardens which gives easy access to Bridgend town centre, Princess of Wales hospital, McArthur Glen Design Outlet and the M4 at junction 36. The property has been well maintained and benefits from a gas fired combination boiler, front, side and rear gardens, detached single garage and good off road parking. The property is sold with NO ONWARD CHAIN.

Key Features.

Corner plot with wraparound gardens
Single garage with driveway parking
NO ONWARD CHAIN
Requires some modernisation

ENTRANCE HALL

Coved ceiling, recessed LED spot lights, emulsioned walls, skirting, fitted carpet and radiator with cover to remain. Fitted storage cupboard housing the hot water tank and additional shelving. Doorway through to the lounge.

LOUNGE (16' 9" x 12' 2") or (5.10m x 3.70m)

Benefiting from dual aspect natural light via two PVCu double glazed windows overlooking the front and side of the property with fitted vertical blinds and finished with coved ceiling, central light pendant and matching wall lights, papered walls, skirting and fitted carpet. Large archway through to the dining area.

DINING AREA (9' 10" x 9' 4") or (3.00m x 2.85m)

Overlooking the side via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, central matching pendant, papered walls, skirting and fitted carpet. Serving hatch through to the kitchen.

KITCHEN (10' 2" x 12' 4") or (3.10m x 3.75m)

PVCu double glazed window looking into the conservatory with a fitted roman blind and a frosted glazed PVCu door leading into the conservatory. Finished with recessed LED spot lights, full height ceramic tiles to the wall and ceramic tiled flooring. A range of low level and wall mounted kitchen units in pine with a complementary roll top work surface and inset one and half basin sink with swan neck tap and drainer. Integrated four gas ring hob and double electric oven (waist height) integrated fridge/freezer, plumbing for automatic washing machine and space for either dishwasher or tumble. Serving hatch leading through to the dining area.

CONSERVATORY (9' 10" x 14' 9") or (3.00m x 4.50m)

Antiglare polycarbonate roof, three aspects of PVCu double glazing with PVCu sill, facing brick work dwarf wall and ceramic tiled flooring. Sliding patio doors leading out to the rear garden.

BEDROOM 1 (12' 6" x 11' 4") or (3.80m x 3.45m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, central light fitting and fan, emulsioned walls, skirting and fitted carpet. Fitted storage comprising floor to ceiling wardrobes, bedside tables, over bed storage, dressing table and two chest of drawers.



BEDROOM 2 (9' 10" x 11' 6") or (3.00m x 3.50m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling fitted wardrobes comprising two doubles and one single with matching bedside tables.

BEDROOM 3 (9' 10" x 8' 10" max) or (3.00m x 2.70m max)

L-shaped bedroom overlooking the side via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, central pendant and additional spot lights, papered walls with high level feature border, skirting and fitted carpet.

BATHROOM

Two PVCu double glazed windows both with fitted roman blinds, coved ceiling, recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Four piece suite comprising w.c. wash hand basin with vanity shelf and storage below, bath with grab rail and a quadrant style shower cubicle with a pull down seat, grab rail and a wall mounted electric shower, fully glazed screens and wall mounted heated towel rail.


OUTSIDE

Enclosed front garden with box hedge, laid to lawn with areas of bedding, ramped access to an external covered area and grab rail.

Enclosed rear garden laid to patio with raised beds and timber shed. Side gated access to the front and a courtesy door into a detached single garage with a traditional up and over door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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.



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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk