

Payton  
Jewell  
Caines



Church Bell Sound, Bridgend, Bridgend  
County. CF31 4QH

£269,950

 PAYTON  
JEWELL  
CAINES

# Church Bell Sound, Bridgend, Bridgend County. CF31 4QH

Immaculately presented four bedroom semi detached house comprising entrance hall, lounge, dining room, kitchen, downstairs cloakroom, bedroom one and two with EN SUITES, two further bedrooms, family bathroom, enclosed rear garden with excellent views and single garage. Viewing highly recommended.

**£269,950 - Freehold**

- Immaculately presented four bedroom semi detached house
- Lounge and separate dining room
- Refurbished kitchen and bathroom
- Downstairs w.c.
- En suite to master bedroom and bedroom two
- Integral single garage and enclosed rear garden
- Council tax - E / EPC - C



## DESCRIPTION

Introducing this beautifully presented four bedroom semi detached house situated in a modern development and within easy walking distance of Bridgend town centre, giving access to the mainline train station, retail and food outlets. The property benefits from superb elevated views from the rear garden, two en suites and single garage. Excellent family home.

## ENTRANCE

Via composite front door into the welcoming entrance hall.

## ENTRANCE HALL

Skimmed ceiling, emulsioned walls, laminate flooring, radiator and staircase leading to the first floor with fitted carpet.

## DOWNSTAIRS CLOAKROOM

Skimmed ceiling, emulsioned walls, a continuation of the laminate flooring, radiator and extractor fan. Two piece suite in white comprising wall mounted wash hand basin with tiling to the splash back areas and low level w.c.

## LOUNGE (16' 9" x 10' 3") or (5.11m x 3.12m)

Access via double doors and finished with skimmed and coved ceiling, emulsioned walls, fitted carpet, two radiators, PVCu double glazed window to the front of the property with venetian blinds and fully glazed door with matching side windows to the rear garden. Modern fire surround with inset electric living flame fire and inset lighting.

## DINING ROOM (9' 5" x 7' 10") or (2.87m x 2.40m)

Skimmed and coved ceiling, emulsioned walls, a continuation of the laminate flooring, radiator and PVCu double glazed window to the front of the property with venetian blind.

## KITCHEN (14' 1" x 8' 4") or (4.30m x 2.54m)

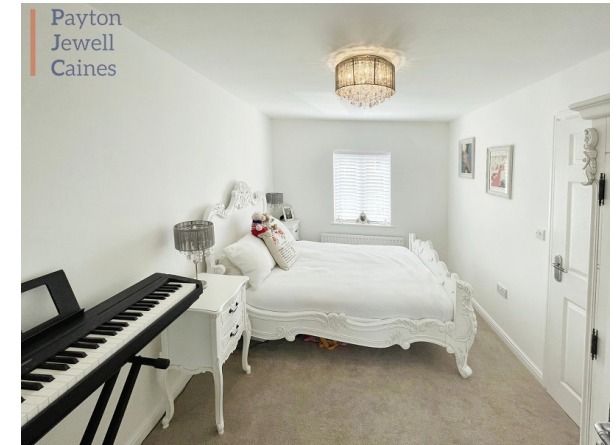
Refurbished kitchen to a high standard and finished with skimmed ceiling, emulsioned walls, tiled flooring, radiator, PVCu double glazed window to the rear of the property and fully glazed door boasting spectacular views over the surrounding area. A range of wall and base units in two coordinating colours with tiling to the splash back areas. White ceramic sink with modern mixer style spray tap, electric Neff hob, Hot Point electric oven and extractor hood. Space for fridge/freezer, integral washing machine and under stairs storage cupboard housing the tumble dryer. Newly fitted Ideal Logic boiler housed within kitchen cupboard.

## LANDING

Via spindle balustrade staircase with fitted carpet, PVCu double glazed window to rear elevation boasting spectacular views over Bridgend and finished with skimmed ceiling, emulsioned walls, access into the attic, radiator. Airing cupboard housing the hot water tank.

## FAMILY BATHROOM

Skimmed ceiling, emulsioned walls, vinyl flooring, radiator, PVCu frosted double glazed window to the front of the property, shaver point and extractor fan. Refurbished three piece suite in white comprising low level w.c. wash hand basin set within unit and panelled bath with tiling to the splash back areas.



## BEDROOM 1 (11' 2" x 10' 5") or (3.41m x 3.18m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator, two double door built in wardrobes, PVCu double glazed window to the front of the property with venetian blinds. Door leading into the en suite.

## EN SUITE (10' 5" x 5' 3") or (3.17m x 1.59m)

Skimmed ceiling, emulsioned walls, vinyl flooring, radiator, extractor fan and PVCu frosted double glazed window to the rear of the property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and fully tiled shower cubicle with mains fed shower. Shaver point and tiling to the splash back areas.

## BEDROOM 2 (13' 1" x 8' 9") or (4.00m x 2.66m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to the front of the property with venetian blinds. Door leading into the en suite.

## EN SUITE (8' 8" max x 3' 5" max) or (2.64m max x 1.03m max)

Skimmed ceiling, emulsioned walls, tiling to the splash back areas, vinyl flooring, radiator, shaver point, extractor fan and PVCu frosted double glazed window to the rear of the property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and shower cubicle which is fully tiled and mains fed shower.

## BEDROOM 3 (11' 3" x 7' 3") or (3.43m x 2.20m)

Measurements include door recess area. Skimmed ceiling, emulsioned walls, fitted carpet, double door built in wardrobes, radiator, PVCu double glazed window to rear elevation boasting spectacular views over the surrounding area and venetian blinds.

## BEDROOM 4 (7' 4" x 6' 1") or (2.24m x 1.85m)

Skimmed ceiling, emulsioned walls, fitted carpet, double door built in wardrobe, radiator and PVCu double glazed window to the front of the property with venetian blinds.

## OUTSIDE

The property fronts the pavement, integral garage via up and over door.

The rear garden is enclosed and bounded by wood panel fencing, laid to lawn with patio areas ideal for garden furniture, shrub and flower borders and outside tap. Further parking to the rear. Spectacular views over Bridgend area.


## GARAGE

Integral single garage accessed via up and over doors, drive through garage to the rear garden with additional off road parking accessed via rear up and over doors.

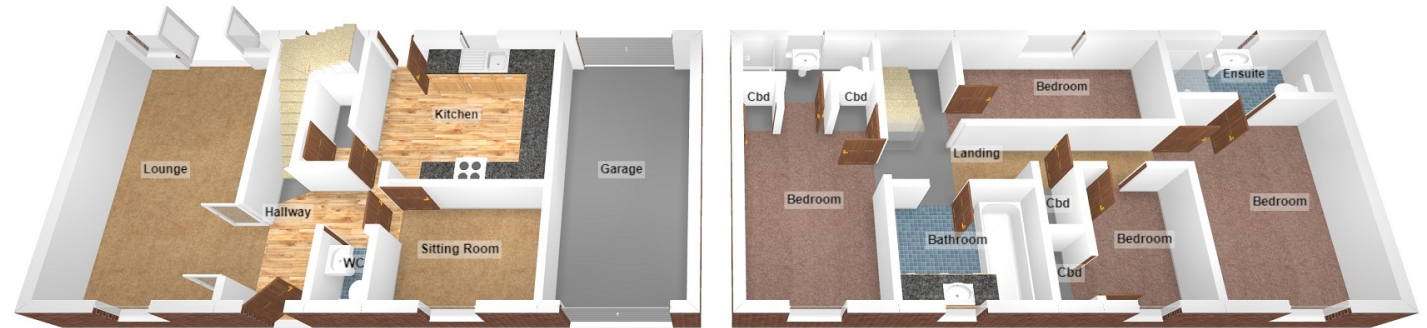


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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