

Payton
Jewell
Caines



Banc-yr-allt, Bridgend, Bridgend County.
CF31 4RH

Offers In Excess Of
£195,000

 PAYTON
JEWELL
CAINES

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Modern two bedroom terrace house comprising entrance hall, lounge, open plan kitchen/living/dining, reception 2, two bedrooms, family bathroom, enclosed LOW MAINTENANCE west facing rear garden. Sold with NO ONWARD CHAIN.

Offers In Excess Of £195,000 - Freehold

- Unique two bedroom terrace house
- Fabulous open plan kitchen/living/dining to the rear
- Low maintenance enclosed West facing rear garden
- Two reception rooms/ EPC - D , Council tax band - B
- Off road parking to the front
- Close to Primary & Secondary Schools
- No onward chain



DESCRIPTION

Introducing this well presented and extended terrace property located within a sought after cul de sac location and within easy walking distance of Bryntirion Secondary School, Cefn Glas and Llangewydd Junior Primary Schools. The property benefits from a large conservatory extension to the rear giving open plan kitchen/living/dining space as well as an additional reception room. The property is sold with no onward chain.

Key Features

- Large conservatory to the rear
- 2 reception rooms
- Gas fired combination boiler
- Modern fitted kitchen and bathroom
- Walking distance of local schools and sports clubs

IDEAL FIRST TIME PURCHASE
NO ONWARD CHAIN

ENTRANCE

Via part frosted glazed front door into the entrance hall finished with coved ceiling, emulsioned walls, wall mounted fuse box, skirting and laminate floor. Stairs to the first floor.

LOUNGE (16' 9" max x 11' 10" max) or (5.11m max x 3.60m max)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with central light fitting and ceiling rose, coved ceiling, emulsioned walls, skirting and laminate floor. Electric coal effect fire with ceramic sides, granite hearth and wooden mantel.

L- SHAPED KITCHEN/LIVING/DINING (19' 4" max x 17' 5" max) or (5.90m max x 5.30m max)

The kitchen area is finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and tile effect vinyl floor. A range of low level and wall mounted kitchen units in high gloss cream with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset circular sink with swan neck tap. Integrated dishwasher, electric oven with five ring gas hob and overhead extractor hood. American style fridge/freezer (to remain). Full height larder cupboard with pull out drawers.

The living/dining space is finished with a glass sloping roof, emulsioned walls, wall mounted spot lights, continuation of low level units in high gloss cream with brushed chrome handles and complementary roll top work surface with plumbing for automatic washing machine (to remain), PVCu double glazed French doors leading out to the rear garden and two PVCu double glazed windows, skirting and fitted carpet. Ample space for dining table and living space. PVCu double glazed sliding patio doors through to reception 2.

RECEPTION 2 (14' 5" x 8' 0") or (4.40m x 2.45m)

Finished with emulsioned and coved ceiling, part glazed roof, central spot lights, emulsioned walls, skirting and fitted carpet. Door through to storage room.



STORE ROOM

Open rafters, wall mounted gas fired combination boiler, PVCu double glazed French doors to the front with side glazed panels.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage.

BATHROOM

PVCu frosted glazed window to the rear, central spot lights, emulsioned walls, heated wall mounted chrome towel rail, skirting and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath electric shower.

BEDROOM 1 (11' 10" x 9' 10") or (3.60m x 3.00m)

Measurements to the face of the fitted wardrobes. Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned walls, skirting and fitted carpet. Double fitted wardrobe and additional triple fitted wardrobe.

BEDROOM 2 (10' 10" x 6' 11") or (3.30m x 2.10m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Two single fitted wardrobes.

OUTSIDE

Enclosed west facing low maintenance rear garden laid to decorative stone and decking all enclosed by close board fence.


NOTE

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

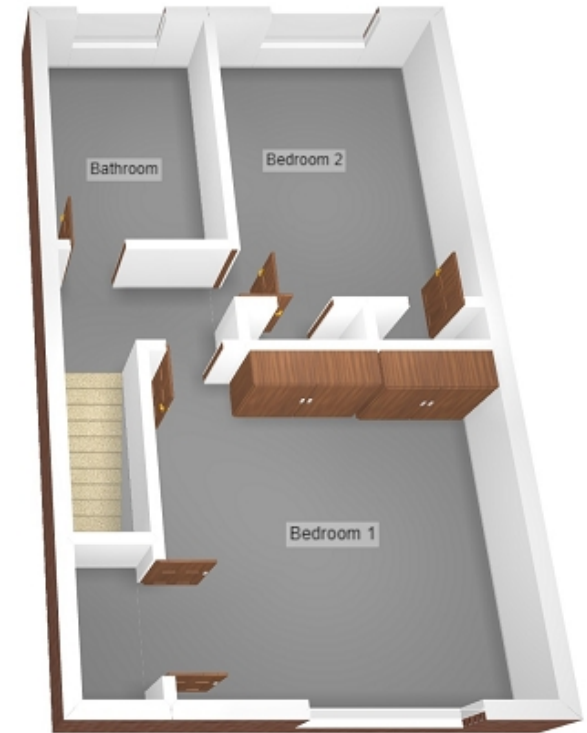
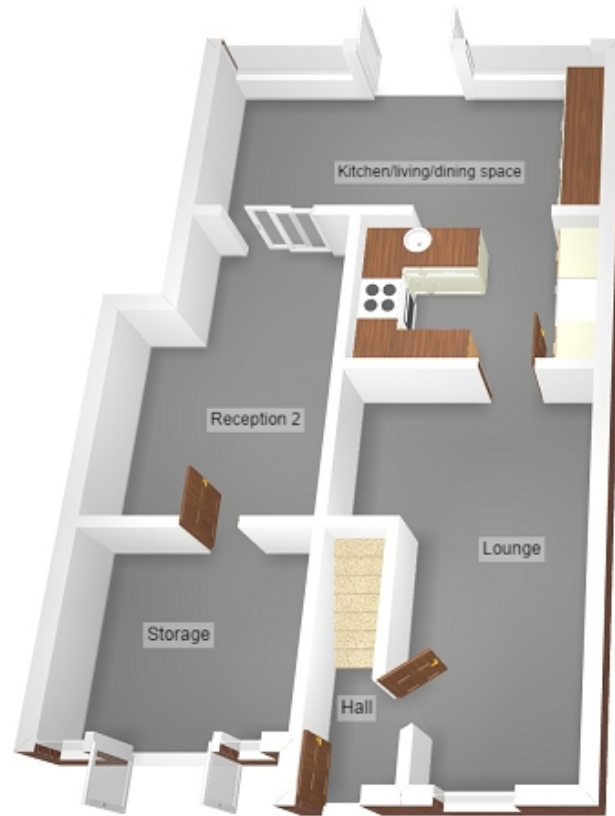


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

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