

Payton
Jewell
Caines



Bristol Street, Aberkenfig, Bridgend County.
CF32 9BW

£150,000

PJC PAYTON
JEWELL
CAINES

Bristol Street, Aberkenfig, Bridgend County. CF32 9BW

Two bedroom end of terrace comprising entrance hall, through lounge / diner, conservatory, kitchen and shower room, 2 double bedrooms. Generous side and rear gardens with OFF ROAD CAR PARKING FOR THREE CARS. IDEAL FIRST TIME BUY.

£150,000

- Two double bedroom semi detached house
- Generous off road parking to the rear
- Good sized enclosed low maintenance rear and side gardens
- Ideal location for local facilities including Primary & Secondary Schools
- Gas fired combination boiler/ EPC - E, Council tax band - B
- Ideal first time or investment purchase



DESCRIPTION

Introducing this deceptively spacious two double bedroom end of terrace home which benefits from a generous rear garden and excellent off road parking to the back accessed from the adjacent street. The property is fantastic for a young family being within easy walking distance of Aberkenfig Primary school and being adjacent to the local play park.

Aberkenfig still retains a village feel with a traditional high street featuring food outlets, bakery, hardware store and public houses. It offers excellent access to the M4 at Junction 36 and is within a short walk to Tondy train station giving access to the mainline train network.

Key Features

FREEHOLD

Two double bedrooms

Conservatory to the rear

OFF ROAD PARKING

ENTRANCE

Via part frosted glazed PVCu front door with a Venetian blind into the inner hallway finished with tiled wall and floor.

ENTRANCE HALL

Emulsioned walls, skirting and fitted carpet. Door through into open plan lounge/diner.

DINING AREA (13' 1" x 11' 2") or (4.00m x 3.40m)

Finished with coved ceiling, central light fitting, emulsioned walls, skirting and fitted carpet. Glazed French doors leading in to the conservatory. Large square arch way leading into the lounge area.

LOUNGE AREA (9' 10" x 13' 7") or (3.00m x 4.15m)

Overlooking the front of the property via PVCu double glazed bay window with fitted Venetian blinds and finished with coved ceiling, central light pendant, emulsioned walls, skirting and fitted carpet.

CONSERVATORY (10' 10" x 10' 10") or (3.30m x 3.30m)

Pentagonal shaped conservatory to the rear with poly carbonate apex roof with central light fitting and fan, part frosted glazing and part double glazing with sliding patio doors leading out to the patio area, radiator and wooden floor.

KITCHEN (14' 1" x 5' 7") or (4.30m x 1.70m)

Galley style kitchen to the side overlooking the side return via PVCu double glazed window with a fitted Venetian blind and PVCu frosted glazed door finished with emulsioned and coved ceiling, central fluorescent strip light, emulsioned walls, skirting and tile effect vinyl floor. A range of low level and wall mounted kitchen units in white with a complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer. Space for cooker, washing machine and high level fridge/freezer. Door through to shower room.



SHOWER ROOM

PVCu frosted glazed window to the side with fitted Venetian blind, emulsioned and coved ceiling, central light fitting, two walls of full height ceramic tiles, emulsioned walls, radiator and a vinyl floor. Three piece suite in white comprising WC, wash hand basin and large walk in shower cubicle with fully glazed door housing a plumbed shower.

FIRST FLOOR LANDING

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

BEDROOM 1 (15' 11" x 10' 2") or (4.85m x 3.10m)

Overlooking the front via two PVCu double glazed windows with fitted Venetian blinds and finished with emulsioned ceiling and walls, skirting and exposed floorboards.

BEDROOM 2 (10' 2" x 11' 2") or (3.10m x 3.40m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, wall to wall, floor to ceiling fitted wardrobes with sliding mirrored doors, further storage cupboard housing wall mounted ideal logic gas fired combination boiler, skirting and fitted carpet.


OUTSIDE

Good sized enclosed rear garden laid to patio, area of artificial grass, further low maintenance area laid to chipped slate with paving. External storage shed. Mature trees and shrubs. Gated access from the rear providing off road parking for up to three cars.



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		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.



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