

Payton
Jewell
Caines



Pentre Beili Place, Lewistown, Bridgend
County. CF32 7LR

£120,000



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Three bedroom mid terrace house comprising entrance hall, lounge/diner, kitchen, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and beautiful views to the front.

£120,000 - Freehold

- Three bedroom mid terraced house
- Fabulous views to the front
- Open plan lounge/diner
- Private and enclosed rear garden
- Ideal first time purchase
- EPC - D / Council tax - A



DESCRIPTION

Introducing this three bedroom mid terrace house comprising entrance hall, lounge/diner, kitchen, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and beautiful views to the front.

Key features:

Gas fired combination boiler

Lounge/diner

Upstairs bathroom

Beautiful views to the front

Freehold

ENTRANCE

Via part glazed and frosted PVCu door into the entrance hall.

ENTRANCE HALL (5' 7" x 3' 0") or (1.69m x 0.92m)

Artexed and coved ceiling with centre light, emulsioned walls, skirting, wall mounted electric consumer box, vinyl flooring in wood effect.

LOUNGE (12' 3" x 8' 10") or (3.74m x 2.68m)

Artexed and coved ceiling with centre pendant light, emulsioned walls, skirting, laminate flooring in wood effect, radiator, PVCu double glazed window overlooking the front of the property with lovely hillside views. Arch opening into dining area.

DINING AREA (16' 10" x 13' 2") or (5.13m x 4.01m)

Artexed and coved ceiling with centre light, emulsioned walls, skirting, a continuation of the laminate flooring, PVCu double glazed window overlooking the rear of the property and radiator. Stairs leading to the first floor and doorway leading into a storage cupboard with shelving. Feature chimney breast with alcoves either side. Door leading into the kitchen.

KITCHEN (12' 4" x 9' 5") or (3.77m x 2.87m)

Emulsioned and coved ceiling with centre spot lights, emulsioned walls with subway metro tiling to the splash back areas, skirting, radiator and tiled flooring in wood effect. PVCu double glazed window overlooking the side of the property and PVCu frosted double glazed door leading out to the rear garden. Space for freestanding fridge/freezer, washing machine and tumble dryer. A range of base and wall units with complementary roll top work surfaces housing an inset stainless steel sink with chrome mixer tap. Integrated electric oven and four ring electric hob with overhead chrome extractor fan.

LANDING

Via stairs with fitted carpet. Artexed ceiling with centre light, part papered/part panelled walls with dado rail, skirting and fitted carpet.



FAMILY BATHROOM (9' 5" x 5' 11") or (2.86m x 1.81m)

Aqua panelled ceiling with centre light, aqua panelled walls in tile effect and laminate flooring in tile effect. Three piece suite comprising bath with black mixer tap and shower attachment, wall hung vanity sink unit with black mixer tap and low level w.c. and shower with glass screen enclosure and overhead electric shower. Wall mounted black towel rail radiator and PVCu frosted double glazed window overlooking the rear of the property.

BEDROOM 2 (9' 10" x 8' 11") or (3.00m x 2.73m)

Textured and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 1 (11' 7" x 8' 8") or (3.52m x 2.65m)

Textured and coved ceiling with centre light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property with beautiful hillside views. A range of fitted wardrobes.

BEDROOM 3 (8' 5" x 6' 9") or (2.57m x 2.05m)


Textured and coved ceiling with centre pendant light and loft access which is part boarded, papered walls, skirting, a continuation of the fitted carpet and PVCu double glazed window overlooking the front of the property. Fitted wardrobes.

OUTSIDE

Private and enclosed rear garden with steps leading up to two tiers, area laid to patio and steps leading to a further patio area.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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.



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