

Payton
Jewell
Caines



Wildmill Lane, Bridgend, Bridgend County.
CF31 1RW

£225,000

PJC PAYTON
JEWELL
CAINES

Wildmill Lane, Bridgend, Bridgend County. CF31 1RW

IDEAL FIRST TIME BUY. Three bedroom semi detached house comprising entrance hall, kitchen/diner, lounge, family shower room, three bedrooms, enclosed rear garden, GARAGE and OFF ROAD PARKING. Early viewing highly recommended.

£225,000 - Freehold

- Immaculately presented three bedroom semi detached house
- Open plan kitchen/diner
- Enclosed low maintenance rear garden
- Gas combination boiler
- Off road parking/ Garage/ Ideal first time buy
- EPC - D, Council tax band - C



DESCRIPTION

Introducing this immaculately presented three bedroom semi detached house which benefits from open plan kitchen/diner, garage, off road parking and good sized rear garden. The property is located within the Wildmill area of Bridgend which is within walking distance of Bridgend Town Centre for access to the train and bus stations, retail amenities and also walking distance of Litchard Primary School and has excellent transport links to j36 of the M4 and McArthur Glen Designer Outlet.

The property would make an ideal first time buy.

ENTRANCE

Via part frosted glazed composite front door into the entrance hall finished with emulsioned and coved ceiling, centre light, emulsioned walls, PVCu frosted double glazed window to the front of the property, radiator, skirting and tile effect vinyl flooring. Stairs leading to the first floor. Doors leading to kitchen/diner and under stairs storage.

OPEN PLAN KITCHEN/DINER (18' 11" x 10' 8") or (5.77m x 3.24m)

Emulsioned and coved ceiling with sunken spot lights, breakfast bar lighting, emulsioned walls, two radiators, PVCu double glazed French doors leading out to the rear garden, PVCu double glazed window overlooking the rear garden, composite frosted double glazed door leading out to the side of the property, skirting and dark grey wood effect click vinyl flooring. A range of wall and base units in a high gloss slab effect grey with complementary square edge quartz work surface. Centre island with space for breakfast bar stools and further storage area. Integrated appliances to include dishwasher, washing machine, oven, microwave and fridge. Four ring hob with overhead chrome and glass extractor fan. Inset stainless steel sink with chrome mixer tap. Glazed wooden door leading into lounge.

LOUNGE (14' 3" max x 12' 2" max) or (4.35m max x 3.70m max)

Emulsioned and coved ceiling, centre light, emulsioned walls, feature chimney breast with wall mounted electric fire, radiator, large PVCu double glazed window overlooking the front of the property, skirting and grey wood effect vinyl tiled flooring.

FIRST FLOOR LANDING

Via stairs with hand rail, metal spindles and fitted carpet. Emulsioned and coved ceiling, centre light, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Doors to three bedrooms and family bathroom.

BEDROOM 1 (11' 3" x 10' 8") or (3.42m x 3.25m)

Emulsioned and coved ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, large built in storage cupboard with hanging rail and shelving, skirting and fitted carpet.

BEDROOM 2 (12' 0" x 11' 5") or (3.67m x 3.48m)

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, storage cupboard housing Worcester gas combination boiler, further built in storage with hanging rail and shelving, skirting and fitted carpet.



BEDROOM 3 (9' 1" max x 7' 7" max) or (2.76m max x 2.30m max)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, double built in wardrobe with hanging rails and shelving, radiator, skirting and fitted carpet.

FAMILY SHOWER ROOM (6' 4" x 6' 4") or (1.94m x 1.94m)

Emulsioned ceiling, centre spot lights, extractor fan light, wall mounted extractor fan, tiled walls, wall mounted black towel radiator, frosted PVCu double glazed window overlooking the rear of the property and tiled flooring. Three piece suite comprising WC set within vanity unit with complementary rounded top marble effect work surface, inset sink with chrome mixer tap set within vanity unit with further storage to the side and large walk in corner shower with double sliding glass screen and overhead chrome mixer shower.

OUTSIDE

Enclosed good sized rear garden, patio area leading to the rear of the garden with an area of laid lawn, summer house with metal pergola. Outside lighting and outside tap. Side gate leading back to the driveway.

Off road parking to the front of the property for three to four vehicles, area laid to lawn with raised beds with mature shrubs. Outside lighting. The front bay window is clad in a slate tile.

GARAGE

Access via PVCu double glazed door from the driveway with power and light installed.

NOTE


The vendor has advised that all windows have been changed within the last two years.

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		84
(69-80) C		
(55-68) D	62	
(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

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