

Payton  
Jewell  
Caines



Picton Gardens, Bridgend, Bridgend  
County. CF31 3HJ

£269,950

**PJC** PAYTON  
JEWELL  
CAINES



# Picton Gardens, Bridgend, Bridgend County. CF31 3HJ

Well presented three bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, SUN LOUNGE, shower room, enclosed rear garden, SINGLE GARAGE off road parking for three cars. Viewing recommended.

£269,950 - Freehold

- Three bedroom detached house
- Pretty enclosed West facing garden
- Sun lounge to the rear
- Open plan kitchen/diner
- Gas fired combination boiler
- Good off road parking and convenient location
- EPC- C / Council tax - D





## DESCRIPTION

Introducing this well presented three bedroom detached house situated on a quiet cul-de-sac in the sought after location of Bridgend, which is within close proximity to Bridgend town centre and has good road access to the M4 corridor and A48. The property benefits from a downstairs w.c. lounge, kitchen/diner, sun lounge, private rear garden, off road parking for three vehicles and single garage. Internal viewing highly recommended.

### Key Features

FREEHOLD

Lovely sun lounge to the rear

Convenient location

## ENTRANCE

Via part frosted glazed PVCu front door with a side frosted glazed panel into the entrance hall.

## ENTRANCE HALL

Coved ceiling, emulsioned walls, skirting and Karndean flooring. Wall mounted electric fuse box.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the side, emulsioned walls, half height feature dado rail, skirting and Karndean flooring. Two piece suite in white comprising w.c. and wash hand basin. Wall mounted chrome heated towel rail.

## LOUNGE (15' 3" x 11' 6") or (4.65m x 3.50m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling, emulsioned walls, skirting and Karndean flooring. Stairs leading to the first floor and under stairs storage. Doorway through to the kitchen/diner.

## KITCHEN/DINER (15' 1" x 8' 8") or (4.60m x 2.65m)

Coved ceiling, emulsioned walls, skirting and vinyl flooring. Overlooking the rear via PVCu double glazed window with a fitted roller blind and double glazed aluminium casement sliding patio doors with a fitted vertical blind leading into the sun lounge. The kitchen is arranged with low level and wall mounted kitchen units in cream with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, integrated fridge and freezer, space for cooker and plumbing for automatic washing machine. Integrated extractor hood and ample space for dining table and chairs.

## SUN LOUNGE (8' 2" x 9' 2") or (2.50m x 2.80m)

Three aspects of PVCu double glazing with a PVCu sill, facing brickwork dwarf wall and LVT flooring. Ceiling lantern with recessed LED spotlights around the perimeter. PVCu French doors leading out to the rear garden with vertical blinds to remain.

## LANDING

Via stairs with fitted carpet and wooden balustrade, PVCu double glazed window with fitted roller blind, access to loft storage and further fitted storage cupboard.



## BEDROOM 1 (13' 1" x 10' 2") or (4.00m x 3.10m)

Measurements are to the fitted wardrobes. Overlooking the front via two PVCu double glazed windows with fitted vertical blinds and finished with emulsioned walls, skirting and laminate flooring. Double fitted wardrobe and further fitted storage cupboard.

## SHOWER ROOM

PVCu frosted glazed window to the rear with fitted roller blind, ceiling mounted extractor, emulsioned walls with half height ceramic tiles and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and vanity unit below and large walk in shower with sliding glazed doors housing a plumbed shower and wall mounted heated chrome towel rail.

## BEDROOM 2 (7' 10" x 8' 8") or (2.40m x 2.65m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned walls, skirting and fitted carpet.

## BEDROOM 3 (9' 0" x 6' 7") or (2.75m x 2.00m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned walls, skirting and fitted carpet.

## OUTSIDE

Enclosed rear garden laid to patio with steps leading up to an area of lawn and rear raised beds with mature trees and shrubs. Side courtesy door leading to the detached single garage with traditional up and over door, power and lighting.


Open aspect front garden laid to lawn and decorative stone and a tarmac driveway to the side with ample space for up to three cars.

## NOTE

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



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(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		
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](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)