

Payton
Jewell
Caines



Hillside, Pen-y-fai, Bridgend County. CF31
4BG

£375,000

 PAYTON
JEWELL
CAINES

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Four bedroom LINK DETACHED house comprising entrance porch, THREE RECEPTION ROOMS, kitchen, utility, CONSERVATORY, downstairs w.c. four double bedrooms, family bathroom, mature front and rear gardens and OFF ROAD PARKING. Small cul-de-sac location. SOLD WITH NO ONWARD CHAIN!

£375,000 - Freehold

- Four double bedroom link detached house
- In need of modernisation
- Sought after cul-de-sac in Pen-y-fai
- Front and rear gardens
- Gas fired combination boiler
- Sold with no onward chain
- EPC - D / Council tax - E



DESCRIPTION

Introducing this four double bedroom link detached house which is in need of modernisation however provides good sized family accommodation with four double bedrooms, three reception rooms, kitchen/breakfast room, conservatory, mature front and rear gardens and off road parking. **SOLD WITH NO ONWARD CHAIN.**

Pen Y Fai is a sought after village close to Bridgend and has a church, primary school, popular family public house 'The Pheasant' and Court Colman Hotel. The M4 at Junction 36 is within a 5 minute drive as well as the retail facilities at McArthur Glen retail village.

KEY FEATURES

- Freehold
- Four double bedrooms
- Small sought after cul-de-sac in the village of Pen-y-fai
- Close to local primary school
- Requires modernisation throughout

ENTRANCE

Access into the internal porch via double glazed PVCu front door with side glazed panels into the entrance porch.

ENTRANCE PORCH

Tongue and groove ceiling, emulsioned walls and exposed stonework and ceramic tiled flooring. Courtesy door through to rear storage and part frosted and glazed PVCu front door with side frosted glazed panel into the entrance hall.

REAR STORAGE (18' 6" x 9' 2") or (5.65m x 2.80m)

(Formally a garage) step down into storage with fluorescent strip light, power, light and gas meter.

ENTRANCE HALL

Central light pendant, coved ceiling, papered walls, skirting and ceramic tiles to the floor. Stairs leading to the first floor with under stairs storage and doorway through to reception 1/lounge.

RECEPTION 1/LOUNGE (16' 1" max x 13' 9") or (4.90m max x 4.20m)

Overlooking the front via PVCu double glazed box bay window and finished with central light pendant with ceiling rose, coving, papered walls, skirting and fitted carpet.

STUDY (8' 0" x 8' 4") or (2.45m x 2.55m)

Timber framed single glazed window looking into the conservatory and finished with central light pendant, coved ceiling, emulsioned walls, skirting and laminate flooring.

DOWNSTAIRS W.C.

Single glazed timber framed frosted window to the rear with a fitted roller blind, coved ceiling, full height ceramic tiles to the wall and to the floor and storage. Two piece suite in white comprising w.c. and wash hand basin with mixer tap.



KITCHEN/BREAKFAST ROOM (12' 2" x 11' 4") or (3.70m x 3.45m)

Glazed door leading into the utility area and PVCu double glazed panel with fitted roller blind and finished with central light fitting and fan, coved ceiling, emulsions walls with high level ceramic tile and ceramic tiled flooring. A range of low level and wall mounted kitchen units with a roll top work surface and ceramic tiles to the splash backs. Space for gas cooker and breakfast table and chairs.

RECEPTION 2 (14' 9" x 9' 0") or (4.50m x 2.75m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with central light pendant with ceiling rose, coved ceiling, emulsions walls, skirting and laminate flooring.

UTILITY (8' 6" x 7' 7") or (2.60m x 2.30m)

PVCu double glazed window and large panel overlooking the rear garden, double glazed velux skylight, emulsions and coved ceiling, full height ceramic tiles to the wall and laminate flooring. Inset sink with drainer, plumbing for automatic washing machine, space for tumble and under counter fridge and freezer. Door through to the conservatory.

CONSERVATORY (11' 8" x 12' 6") or (3.55m x 3.80m)

Double glazed roof with central light and fan, three aspects of artexed walls, skirting and ceramic tiled flooring. Large radiator, wall light, PVCu floor to ceiling glazed door leading out to the rear and the rear elevation has floor to ceiling glazing with two high level windows.

LANDING

Via stairs with fitted carpet and double wooden balustrade. Access to loft storage, coved ceiling, emulsions walls, skirting and fitted carpet. Fitted storage cupboard and a further fitted storage cupboard housing a Baxi gas fired combination boiler

FAMILY BATHROOM

PVCu frosted glazed window to the side with a fitted roller blind, central light fitting, coved ceiling, PVCu clad walls and laminate flooring. Three piece suite comprising w.c. wash hand basin with chrome mixer tap, vanity shelf with storage below and bath with chrome mixer tap and shower attachment. Wall mounted heated chrome towel rail.

BEDROOM 1 (10' 4" x 12' 6") or (3.15m x 3.80m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with central light pendant, coved ceiling, textured walls, skirting and fitted carpet. One double fitted wardrobe and one single fitted wardrobe.

BEDROOM 2 (10' 10" x 10' 4") or (3.30m x 3.15m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling, papered walls, skirting and fitted carpet. Two fitted storage cupboards plus fitted wardrobes, bedside tables, shelving and lighting over the bed. Sink unit with wall mounted mirror.

BEDROOM 3 (10' 6" x 9' 6") or (3.20m x 2.90m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling, emulsions walls, skirting and laminate flooring. Double fitted wardrobe.



BEDROOM 4 (10' 2" x 8' 10") or (3.10m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and laminate flooring. Walk in large shower cubicle with sliding glazed doors housing an electric shower with PVCu clad walls.


OUTSIDE

Enclosed rear garden laid to resin patio with raised beds, mature trees and shrubs, rear storage and side access to the front of the property.

Enclosed front garden with mature trees and shrubs, laid to decorative stone with pressed resin driveway suitable for off road parking for two cars.



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	57	
(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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