

Payton
Jewell
Caines



Heol Persondy, Aberkenfig, Bridgend
County. CF32 9RF

£334,995



PAYTON
JEWELL
CAINES

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TRADITIONAL five bedroom semi detached family home comprising entrance porch, entrance hall, lounge/diner, modern kitchen/diner with BI-FOLDING DOORS leading to rear garden, UTILITY room, downstairs WC, five bedrooms, TWO SHOWER ROOMS, off road parking, enclosed rear garden and GARAGE. Early viewing highly recommended to fully appreciate this family home.

£334,995 - Freehold

- Five bedroom semi detached house
- Modern kitchen/diner with bi-folding doors
- Utility room/ Downstairs WC
- Two shower rooms
- Enclosed rear garden/ Garage
- Off road parking/ EPC - E , Council tax band - D



DESCRIPTION

Introducing this extended traditional five bedroom semi detached family home benefiting from many original features, two shower rooms, utility room, downstairs WC and modern contemporary kitchen/diner with bi-folding doors leading to the rear garden. The property has been beautifully refurbished throughout. The property is situated within good access to the M4 corridor at junction 36, local amenities, McArthur Glen Designer outlet and Parc Slip nature reserve. Early viewing is highly recommended to fully appreciate what this family home has to offer.

ENTRANCE

Via PVCu frosted and glazed front door into the entrance porch.

ENTRANCE PORCH (2' 11" x 3' 11") or (0.90m x 1.20m)

Emulsioned ceiling, half emulsioned / half original tiled walls, original Italian flooring and frosted door leading into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling, emulsioned walls with dado rail, feature arch, a continuation of the Italian flooring, radiator and carpeted staircase leading to the first floor with spindle balustrade.

LOUNGE/DINER (24' 6" max x 13' 1" max) or (7.46m max x 4.00m max)

Emulsioned ceiling, emulsioned walls with dado rail, laminate flooring and wall lights. Two chimney breasts one has been restored with a tiled surround. PVCu bay window to the front of the property and PVCu door leading out to the rear garden.

KITCHEN/DINER (24' 3" max x 11' 2") or (7.40m max x 3.40m)

Measurements widen to 4.2m.

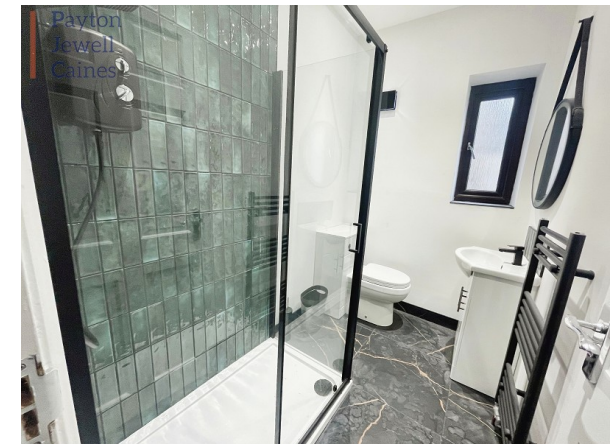
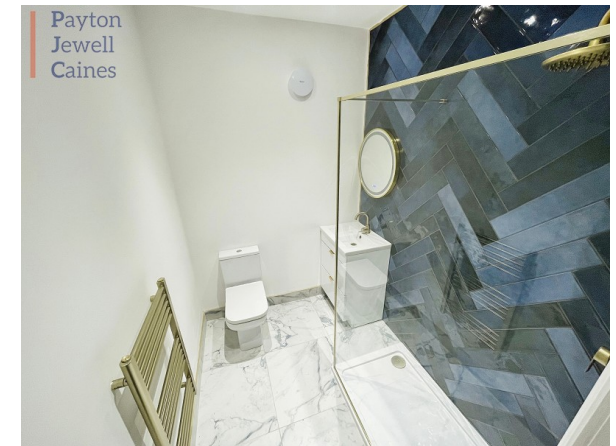
Emulsioned ceiling with spot lights and centre light, emulsioned walls and vinyl flooring in Herringbone wood effect. A range of wall and base units in grey gloss with complementary work surfaces housing a copper effect sink with gold mixer tap. PVCu window overlooking the side with copper blind. Integrated microwave, dishwasher and oven with induction four ring hob with stainless steel extractor above. Space for fridge/freezer. The dining area is finished with spot lights and a feature window providing plenty of natural light and ample space for table and chairs. Door leading into the utility and w.c. Bi-folding doors leading out to the rear garden with vertical blinds to remain.

UTILITY ROOM (6' 2" x 5' 11") or (1.88m x 1.80m)

Emulsioned ceiling and walls, a continuation of the Herringbone wood effect vinyl flooring, kitchen units with work surfaces, boiler housed within kitchen unit, space and plumbing for washing machine and tumble dryer and wine cooler. PVCu stable style door leading out to the side of the property and door leading into the downstairs w.c.

DOWNSTAIRS W.C. (3' 11" x 3' 3") or (1.20m x 1.0m)

Emulsioned ceiling with spot lights, emulsioned walls, PVCu frosted window to the side of the property, towel rail radiator and a continuation of the Herringbone wood effect vinyl flooring. Two piece suite comprising wash hand basin with stainless steel mixer tap and w.c. set in a vanity unit.



FIRST FLOOR LANDING

Via stairs with spindle balustrade and fitted carpet onto gallery style landing. Emulsioned and coved ceiling, access to loft, emulsioned walls, doors leading to five bedrooms and two shower rooms. Storage cupboard.

BEDROOM 1 (12' 6" max x 17' 9") or (3.80m max x 5.40m)

Measurements into the bay. Emulsioned and coved ceiling and walls, radiator, PVCu bay window overlooking the front of the property with additional window to the side and fitted carpet

BEDROOM 5 (6' 11" x 10' 2") or (2.10m x 3.10m)

Artexed and coved ceiling, emulsioned walls, two PVCu windows to the front, radiator and laminate floor.

BEDROOM 3 (11' 2" max x 10' 6" max) or (3.40m max x 3.20m max)

Emulsioned and coved ceiling, emulsioned walls, radiator, PVCu window overlooking the rear and laminate floor.

SHOWER ROOM (6' 11" x 5' 7") or (2.10m x 1.70m)

Emulsioned ceiling, spot lights, emulsioned walls with a tiled feature wall to splash back area, gold LED mirror, extractor fan, gold towel rail and tiled flooring. Three piece suite comprising low level WC, wash hand basin set on vanity unit with gold mixer tap, shower with gold rainwater shower head, shower attachment and glazed screen.

BEDROOM 2 (11' 6" x 8' 6") or (3.50m x 2.60m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the rear, radiator and fitted carpet.

BEDROOM 4 (8' 6" x 11' 2") or (2.60m x 3.40m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet

SHOWER ROOM (7' 7" x 5' 1") or (2.30m x 1.56m)

Emulsioned ceiling, spot lights, emulsioned walls with tiling to splash back areas, PVCu frosted window to the side of the property, extractor fan, black towel rail and tiled flooring. Three piece suite comprising low level WC, wash hand basin set on vanity unit with black mixer tap and shower cubicle with black electric shower and glazed screen.

OUTSIDE

Enclosed rear garden with scope to design and landscape.

Off road parking to the front of the property with wrought iron gates leading to garage. Pedestrian wrought iron gate with traditional tiled flooring giving access to the front door.

GARAGE

Traditional up and over doors to the front and the rear.


NOTE

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		
(69-80) C		
(55-68) D		66
(39-54) E	50	
(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

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk