



Scott Close, Cefn Glas, Bridgend County.
CF31 4PX

£244,995

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Two/three bedroom semi detached dormer bungalow comprising entrance hall, lounge, dining room, kitchen, downstairs bathroom, reception 2/bedroom 3, upstairs there are two further bedrooms, beautifully LANDSCAPED rear garden, OFF ROAD PARKING and GARAGE.

£244,995 - Freehold

- Immaculately presented two/three bedroom dormer bungalow
- Renovated throughout
- Beautifully landscaped private rear garden with fire pit
- Reception 2/bedroom 3
- Downstairs family bathroom
- Garage / Off road parking/ EPC - C, Council tax band



DESCRIPTION

Introducing this fully renovated and modernised two/three bedroom semi detached dormer bungalow with a landscaped rear garden located within Cefn Glas close to local shops and amenities and within walking distance of Bryntirion Comprehensive School and Bridgend town centre. Internal viewing highly recommended to fully appreciate all that this property has to offer.

Key Features

FREEHOLD

Flexible accommodation

Low maintenance rear garden

Good off road parking and single garage

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with emulsioned and coved ceiling, centre pendant light, emulsioned walls, radiator, skirting and exposed floor boards. Doors leading to lounge, dining room, downstairs bathroom and reception2/bedroom 3.

RECEPTION 2/BEDROOM 3 (8' 8" x 8' 6") or (2.65m x 2.60m)

Emulsioned and coved ceiling, centre spot lights, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and wood effect laminate flooring.

LOUNGE (21' 0" max x 10' 8" max) or (6.40m max x 3.24m max)

Textured papered ceiling, centre spot light, coving, emulsioned walls, PVCu double glazed bay window overlooking the front of the property, two radiators, feature chimney breast with built in log burner, wooden mantel and slate hearth, skirting and wood effect laminate flooring.

FAMILY BATHROOM (6' 6" x 5' 5") or (1.99m x 1.64m)

Emulsioned ceiling with sunken black spot lights, extractor fan, tiled walls, black towel radiator, large PVCu frosted double glazed window overlooking the side of the property, wall mounted electric mirror and fitted click vinyl flooring. Three piece suite comprising low level WC, vanity sink unit with black mixer tap and L shaped bath with folding glazed screen and overhead black mixer shower.

DINING ROOM (10' 6" x 10' 0") or (3.21m x 3.04m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed French doors leading out to the rear garden, radiator, stairs leading to the first floor, skirting and exposed floorboards. Arch way opening into kitchen.

KITCHEN (10' 1" x 9' 4") or (3.08m x 2.84m)

Emulsioned and coved ceiling, sunken spot lights, emulsioned walls, radiator, large PVCu double glazed window overlooking the rear of the property, skirting and tile effect laminate flooring. A range of wall and base units with complementary square edge work surface. Inset stainless steel sink with chrome mixer tap. Space for washing machine and dishwasher. Integrated double electric oven and five ring gas hob with overhead black extractor fan. Space for freestanding fridge/freezer.



FIRST FLOOR LANDING

Via stairs with fitted carpet. Emulsioned ceiling, emulsioned walls, skirting and fitted carpet. Doors leading to two bedrooms.

BEDROOM 1 (17' 9" x 12' 3") or (5.40m x 3.73m)

Emulsioned ceiling, pendant light, emulsioned walls with one feature panelled wall, eaves storage space, radiator, large PVCu double glazed window overlooking the rear of the property, double glazed Velux window overlooking the front of the property, skirting and wood effect laminate flooring.

BEDROOM 2 (17' 2" x 7' 4") or (5.22m x 2.23m)

Emulsioned ceiling, centre pendant light, emulsioned walls, built in storage cupboard housing gas combination boiler, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet.

OUTSIDE

Beautifully landscaped enclosed rear garden mainly laid to slate patio with built in bench area and fire pit making an ideal area for entertaining. Outside feature lighting. Storage shed. There is a raised seating area with chrome and glass screen. Decking leading to covered BBQ area with power and lighting, further storage area/workshop area with lighting. Area of laid lawn with raised sleeper beds. Side gated access to the front of the property.

Off road parking for two/three vehicles leading to a garage. Area laid to lawn with decorative stones.

GARAGE

Electric garage door.


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		83
(69-80) C	70	
(55-68) D		
(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

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