

Payton
Jewell
Caines



Hope Avenue, Aberkenfig, Bridgend
County. CF32 9PR

£269,950

PJC PAYTON
JEWELL
CAINES

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Extended 1930's THREE bedroom semi detached family home comprising entrance hall, downstairs WC and shower room, open plan kitchen/diner/family room, lounge with box bay, three bedrooms all with the original 1930's internal doors. ENSUITE to bedroom one, bathroom, OFF ROAD PARKING, enclosed and private rear garden and GARAGE. Early viewing highly recommended to fully appreciate this family home.

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- Fully renovated three bedroom semi detached house
- Open plan kitchen/diner
- Lounge/ Second reception room
- Three double bedrooms
- Ensuite to bedroom one
- Off road parking/ Garage/ council tax band - c / FPC -



DESCRIPTION

Introducing this good size extended traditional three bedroom semi detached family home benefiting from open plan kitchen/diner/family room, lounge with box bay, downstairs shower room with WC, three bedrooms all with the original 1930's internal doors, ensuite to bedroom one, bathroom, off road parking and garage. The property has been beautifully refurbished throughout and benefits from an abundance of natural light. Situated within good access to the M4 corridor at junction 36, local amenities, McArthur Glen designer outlet. Early viewing highly recommended to fully appreciate what this family home has to offer.

ENTRANCE

Via part frosted glazed composite door into the entrance hall finished with emulsioned and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and tiled flooring. Stairs leading to the first floor. Door to under stair storage cupboard with shelving and houses the electric consumer box. Doors to lounge and reception room 2.

LOUNGE (12' 11" x 10' 1") or (3.93m x 3.07m)

Textured and coved ceiling, centre light, emulsioned walls, large PVCu double glazed box bay window overlooking the front of the property, radiator, skirting and fitted carpet.

FAMILY ROOM/DINING ROOM (21' 4" max x 11' 6" max) or (6.49m max x 3.51m max)

Emulsioned and coved ceiling, two pendant lights, emulsioned walls, feature chimney breast, large PVCu double glazed window overlooking the front of the property, radiator, skirting and wood effect laminate flooring. Opening into the kitchen. Bi-folding door to downstairs WC and shower room.

DOWNSTAIRS WC/SHOWER ROOM (6' 11" max x 4' 6" max) or (2.10m max x 1.37m max)

Emulsioned ceiling, centre light, extractor fan, marble effect aqua panelled walls, wall mounted mirror cabinet, wall mounted chrome towel rail radiator, frosted PVCu double glazed window overlooking the rear of the property and tile effect lino flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap, good sized walk in corner shower cubicle with glass sliding doors and overhead electric shower.

KITCHEN (13' 0" x 10' 10") or (3.95m x 3.30m)

Emulsioned and coved ceiling with sunken chrome spot lights, emulsioned walls with subway gloss tiles to splash back areas, radiator, frosted PVCu double glazed door leading out to the rear garden, two PVCu double glazed windows one overlooking the rear and one overlooking the side, skirting and a continuation of the wood effect laminate flooring. A range of wall and base units in a shaker style with complementary roll top work surface. Integrated appliances to include dishwasher, electric oven, four ring electric hob with overhead glass and chrome extractor fan. Space for washing machine. Inset one and a half ceramic sink with chrome mixer tap. Wall mounted gas combination boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Emulsioned ceiling, centre pendant light, coving, smoke alarm, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and a continuation of the fitted grey carpet. Doors leading to three bedrooms and family bathroom.



BEDROOM 1 (18' 7" x 10' 10") or (5.66m x 3.29m)

Emulsioned and coved ceiling, two centre pendant lights, emulsioned walls, built in wardrobes, radiator, PVC double glazed window overlooking the side of the property, skirting and a continuation of the fitted carpet. Double door opening to ensuite.

EN SUITE (10' 10" x 3' 11") or (3.29m x 1.20m)

Emulsioned ceiling with sunken chrome spot lights, emulsioned walls with tiling to shower area, wall mounted chrome towel radiator, PVCu frosted double glazed window overlooking the rear of the property, skirting and herringbone wood effect lino flooring. Three piece suite comprising low level WC, wall mounted vanity sink unit with chrome mixer tap, Large walk in shower cubicle with sliding glass door and overhead chrome shower mixer.

BEDROOM 2 (12' 0" max x 12' 0" max) or (3.67m max x 3.67m max)

Textured and coved ceiling, centre pendant light, emulsioned walls, built in single and double wardrobe, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

BEDROOM 3 (12' 1" x 9' 8") or (3.69m x 2.95m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

BATHROOM (6' 6" x 5' 10") or (1.99m x 1.78m)

Emulsioned ceiling with sunken chrome spot lights, emulsioned walls with tiling to splash back areas, frosted PVCu double glazed window overlooking the rear of the property, wall mounted chrome towel radiator, skirting and tile effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap, overhead chrome mixer shower and folding glass screen.

OUTSIDE

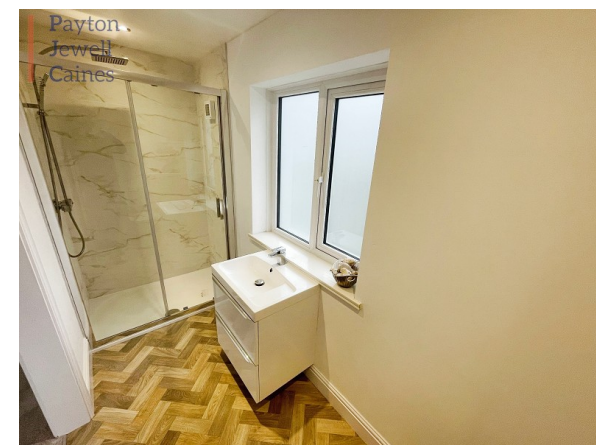
Good size enclosed and private rear garden, concrete path leading to the rear of the property, area laid to patio with raised borders and decorative stone.

Side gated access to the front of the property.

Gates leading to block paved driveway with off road parking to the front of the property for two vehicles leading to garage. The front garden is laid mainly to decorative stone with paved area for potted plants.


GARAGE

Traditional up and over garage door. Courtesy door to the rear garden. Power and light installed.



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	69	
(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.



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