



West Road, Bridgend, Bridgend County.  
CF31 4HQ

Offers Over  
£390,000

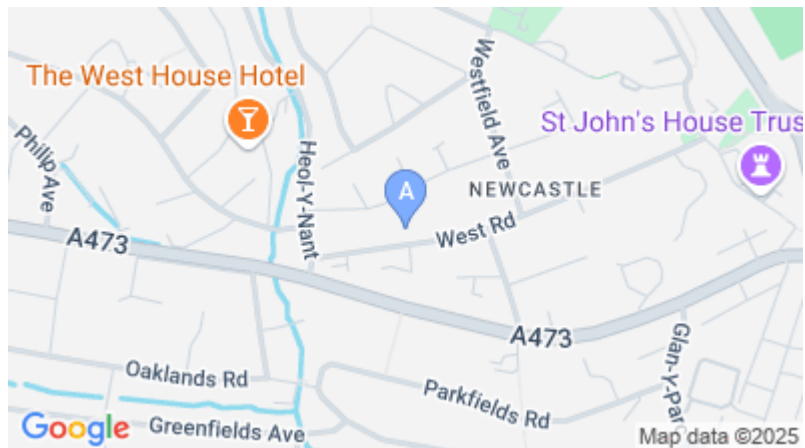


## West Road, Bridgend, Bridgend County. CF31 4HQ

Flexible well presented house with up to 5 bedrooms, shower room, bathroom, open plan kitchen / diner and front and rear gardens. IDEAL FAMILY HOME.

### Offers Over £390,000 - Freehold

- Detached house with front and rear gardens
- Potential for up to 5 DOUBLE bedrooms
- OPEN PLAN kitchen / diner
- Driveway parking, EPC - D / Council tax - D
- Downstairs shower room / upstairs bathroom
- Modern decor throughout





## DESCRIPTION

Introducing this well presented property which can offer up to 5 double bedrooms or 3 reception rooms plus a downstairs shower room and a first floor bathroom. The open plan kitchen / diner is perfect for family time and there is an enclosed rear garden with elevated decking area. Below the house is a good sized storage room and the driveway can accommodate up to 3 cars.

This is the ideal location for easy walking distance to Bridgend town centre, Cefn Glas and Llangewydd Primary schools, and Bryntirion Secondary school.

### Key Features

FREEHOLD

Elevated position

Up to 5 DOUBLE bedrooms

Front and rear gardens

## ENTRANCE

Via part frosted and glazed composite front door into the inner hallway.

## INNER HALLWAY

Emulsioned walls, mosaic tiled flooring, space for hanging coats and shoes, part glazed door leading to the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, skirting and wood block parquet flooring. Central light pendant, ceiling mounted smoke detector and radiator. Stairs to the first floor and doors leading to two bedrooms, lounge, kitchen/diner and shower room.

## BEDROOM / RECEPTION ROOM (9' 10" x 12' 8") or (3.00m x 3.85m)

Overlooking the front via PVCu double glazed window with built in shutters and finished with emulsioned ceiling with central light pendant, emulsioned walls, skirting and fitted carpet.

## BEDROOM / RECEPTION ROOM (11' 0" x 12' 8") or (3.35m x 3.85m)

Overlooking the front via PVCu double glazed window with fitted shutters and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## DOWNSTAIRS SHOWER ROOM

PVCu frosted glazed window to the side of the property and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls with ceramic tiles to all splash backs, skirting and ceramic tiled flooring. Three piece suite comprising w.c. wash hand basin with chrome mixer tap, vanity shelf and storage below and a large walk in shower housing a plumbed shower with hand attachment and rainwater head with large shower screen and wall mounted heated chrome towel rail.



## OPEN PLAN KITCHEN/DINER (21' 4" x 13' 7" max) or (6.50m x 4.15m max)

Triple aspect natural light via PVCu windows to the side and to the rear of the property all with fitted blinds and a glazed PVCu door leading out to the rear garden and finished with emulsioned ceiling with ceiling mounted smoke detector and recessed LED spot lights, emulsioned walls, skirting and LVT herringbone style flooring.

The kitchen is arranged with low level units in shaker style graphite with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer, integrated double electric oven with electric hob and overhead extractor hood. Central island with matching units underneath and a large larder cupboard. Space for American style fridge/freezer. Built in seating and ample space for dining table. Fitted storage cupboard with plumbing for automatic washing machine and space for stacking tumble dryer. Timber part glazed door leading to the side of the property.

## LOUNGE (15' 1" x 11' 10") or (4.60m x 3.60m)

Dual aspect natural light via PVCu double glazed window with a fitted roller blind overlooking the rear and PVCu double glazed French doors with full size glazed panel leading out to the front balcony with fitted shutters. Finished with emulsioned ceiling, central light pendant, emulsioned walls with half height feature wood panelling, skirting and block parquet wood flooring. Radiator with radiator cover.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Doors leading to three bedrooms and family bathroom.

## FAMILY BATHROOM

Double glazed velux skylight, emulsioned ceiling with central light fitting, emulsioned walls, skirting and tile effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and shower attachment. Ceramic tiles to all splash back areas and radiator.

## BEDROOM 1 (14' 9" x 9' 0") or (4.50m x 2.75m)

Measurements are to the fitted wardrobes.

Dual aspect natural light via two double glazed velux skylights both with built in blinds and finished with emulsioned ceiling with spotlights, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall built in wardrobes with additional chest of drawers and radiator. Built in eaves storage.

## BEDROOM 2 (13' 9" x 8' 8") or (4.20m x 2.65m)

Dual aspect natural light via double glazed velux skylights with fitted blinds and finished with emulsioned ceiling and walls, skirting and fitted carpet. Built in eaves storage housing the wall mounted gas fired combination boiler.

## BEDROOM 3 (11' 10" x 5' 3") or (3.60m x 1.60m)

Overlooking the side via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and central light pendant, emulsioned walls, skirting and fitted carpet.





## OUTSIDE

Access from the dining area via steps to the rear garden featuring lawn and an elevated decking area. Storage shed and gated access to the front.


The front garden is elevated and laid to lawn.

There is a good size storage area in front of the drive with power and light accessed via PVCu french doors.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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.



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