

Payton  
Jewell  
Caines



Newcastle Hill, Bridgend, Bridgend County.  
CF31 4EY

£178,000

**PJC** PAYTON  
JEWELL  
CAINES



## Newcastle Hill, Bridgend, Bridgend County. CF31 4EY

Two bedroom traditional terraced house situated within walking distance of Bridgend town centre and comprising lounge / diner, kitchen, two bedrooms, family bathroom and enclosed small courtyard garden. Close to local amenities and facilities. Ideal first time or investment purchase. NO ONGOING CHAIN.

**£178,000 - Freehold**

- Two bedroom mid terraced house
- Lounge / diner
- Walking distance of Bridgend town centre
- Enclosed and private courtyard garden
- Ideal first time or investment purchase
- EPC - C / Council tax - B





## DESCRIPTION

Introducing this two bedroom mid terraced property situated within close proximity of Bridgend Town Centre and all amenities. The property benefits from good size lounge / diner, kitchen, first floor bathroom and enclosed small courtyard rear garden. Ideal first time or investment purchase. No ongoing chain.

## ENTRANCE

Via PVCu front door with glazed panel above into the lounge.

## LOUNGE (13' 2" x 11' 4") or (4.01m x 3.45m)

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls with one feature papered wall, skirting and laminate flooring in wood effect. Feature chimney breast with original fireplace, wooden surround and mantle. Built in cupboard housing the gas meter. PVCu double glazed window to the front of the property and radiator. Stairs leading to the first floor with built in storage cupboard with shelving and hanging rails and door leading to the dining room.

## DINING ROOM (11' 7" x 10' 0") or (3.52m x 3.05m)

Plastered and emulsioned ceiling with pendant light, part emulsioned / part papered walls, skirting and a continuation of the laminate flooring. Radiator and large opening into the kitchen.

## KITCHEN (11' 2" x 8' 11") or (3.40m x 2.72m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with one feature papered wall, tiling to the splash back areas in white gloss subway brick effect, skirting and tiled flooring. A range of base and wall units in white gloss with complementary roll top wood effect laminate work surface housing a one and half stainless steel sink with chrome mixer tap. Space for freestanding washing machine, integrated electric oven, four ring gas hob with overhead extractor fan. Integrated fridge/freezer, wall mounted Worcester gas combination boiler, two PVCu double glazed windows looking to the rear of the property and PVCu double glazed and frosted door leading out to the rear garden.

## LANDING

Via stairs with fitting carpet, handrail and spindle balustrade. Textured ceiling with centre pendant light, loft access and smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to two bedrooms and family bathroom.

## BEDROOM 1 (11' 8" max x 11' 1" max) or (3.55m max x 3.39m max)

Textured ceiling with pendant light, plastered and emulsioned walls with feature papered wall, skirting, varnished original floorboards, original fireplace, radiator and PVCu double glazed window overlooking the front of the property.

## BEDROOM 2 (11' 3" max x 7' 11" max) or (3.42m max x 2.41m max)

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted original varnished floorboards, radiator and PVCu double glazed window overlooking the front of the property.



## FAMILY BATHROOM (9' 11" x 8' 3") or (3.02m x 2.52m)


Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Three piece suite comprising shower cubicle with folding glass screen and overhead electric shower, bath with chrome taps, low level w.c. and pedestal wash hand basin with chrome taps. PVCu frosted double glazed window overlooking the rear of the property and radiator.

## OUTSIDE

Fully enclosed small courtyard to the rear with steps leading up to the rear garden, paved slabs, laid to bark and Astroturf. Storage area and gate to the rear.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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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