

Payton
Jewell
Caines



Keats Close, Bridgend, Bridgend County.
CF31 4PW

£185,000

PJC PAYTON
JEWELL
CAINES

Keats Close, Bridgend, Bridgend County. CF31 4PW

Two bedroom semi detached BUNGALOW comprising entrance porch, lounge, inner hallway, kitchen, two bedrooms, family bathroom, lean to/conservatory, LOW MAINTENANCE FRONT AND REAR GARDENS and OFF ROAD PARKING.

£185,000 - Freehold

- Two bedroom semi detached bungalow
- Lean to/conservatory
- Kitchen
- Lounge
- Off road parking / EPC -D , Council tax band -
- Low maintenance front and rear gardens



DESCRIPTION

Introducing this two bedroom semi detached bungalow situated in a quiet cul de sac, within the popular area of Cefn Glas. The property benefits from two bedrooms, family bathroom, lounge, kitchen, lean to/conservatory, low maintenance front and rear gardens and off road parking. Early viewing is recommended.

Key Features

Walking distance of Cefn Glas and Llangewydd Primary schools and Bryntirion Secondary school

Close to local shops and sports clubs

ENTRANCE PORCH (2' 11" x 6' 3") or (0.90m x 1.90m)

Via PVCu leaded glazed door with leaded glazed side panel into the entrance porch finished with PVCu roof, wooden door leading to lounge and wood effect vinyl flooring.

LOUNGE (11' 2" max x 19' 4" max) or (3.40m max x 5.90m max)

Measurements into the alcoves. Papered and coved ceiling, papered and emulsioned walls, wall lights, three PVCu large windows overlooking the front aspect, radiator, focal fireplace with wooden surround, marble insert and hearth with decorative electric fire and fitted carpet. Door leading to hallway.

HALLWAY

Emulsioned ceiling, papered walls, radiator and laminate flooring. Doors leading to kitchen, bathroom, two bedrooms and sliding door to storage space.

KITCHEN (8' 10" x 11' 10") or (2.70m x 3.60m)

Artexed and coved ceiling, emulsioned walls, PVCu window overlooking the rear of the property, radiator, glazed door leading to side lean to conservatory and vinyl flooring. A range of wall and base units with complementary work surface. Stainless steel sink and drainer with stainless steel mixer tap. Space for freestanding fridge and freezer. Space for washing machine and oven.

LEAN-TO/CONSERVATORY (12' 10" x 6' 3") or (3.90m x 1.90m)

Frosted glazed door leading to the front of the property with glazed units to the front, side and rear, door leading out to the rear garden and tile effect vinyl flooring.

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

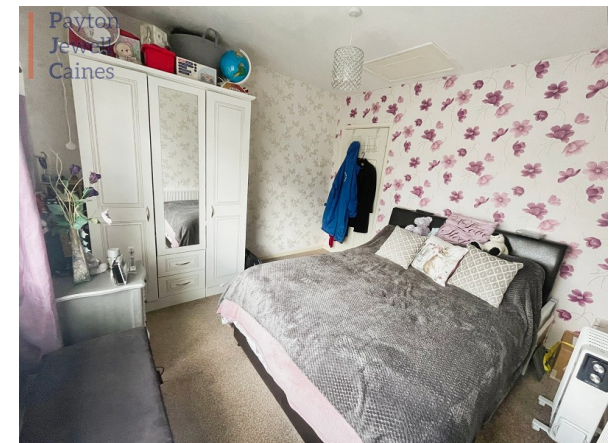
Emulsioned ceiling, tiled walls, frosted PVCu window overlooking the rear of the property, radiator and vinyl flooring. Three piece suite comprising low level WC, pedestal sink and bath with electric shower above

BEDROOM 1 (12' 10" x 14' 1") or (3.90m x 4.30m)

Papered ceiling and walls, PVCu window overlooking the front with blinds, wardrobes, radiator and fitted carpet.

BEDROOM 2 (10' 10" x 10' 6") or (3.30m x 3.20m)

Papered ceiling, access to loft, papered walls, PVCu window overlooking the front of the property with blinds, radiator and fitted carpet. Loft access via a pull down ladder, the loft has fitted carpet, radiator and window to the front of the property.




OUTSIDE

Enclosed low maintenance rear garden laid to patio and gravel.

Wrought iron gates at the front of the property lead to driveway. Low maintenance frontage laid to gravel and patio with pathway leading to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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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