

Payton
Jewell
Caines



Trem Y Berllan, Cefn Glas. CF31 4FA

£235,000

PJC PAYTON
JEWELL
CAINES

Trem Y Berllan, Cefn Glas. CF31 4FA

Immaculately presented three bedroom semi detached house comprising entrance hall, downstairs WC, lounge, kitchen/diner, EN SUITE to bedroom one, family bathroom, OFF ROAD PARKING for three vehicles, enclosed and private rear garden. Sold with no ongoing chain.

£235,000 - Freehold

- Three bedroom semi detached house
- Open plan kitchen/diner
- En suite to master bedroom and downstairs WC
- Off road parking, EPC - B, Council tax - C
- Good sized enclosed rear garden
- Ideal first time purchase
- MUST BE VIEWED!



DESCRIPTION

We are pleased to present this immaculately presented three bedroom semi detached home situated within a popular residential location of Cefn Glas within easy walking distance of local primary school, secondary schools as well as bus route. The property benefits from downstairs WC, kitchen/diner, family bathroom, en suite to master, enclosed and private rear garden and off road parking.

ENTRANCE

Via part glazed and frosted composite door into the entrance hall.

ENTRANCE HALL

Plastered and emulsioned ceiling, fire alarm, sprinkler and pendant light, plastered and emulsioned walls, skirting, radiator and vinyl flooring in wood effect. Stairs leading to the first floor and doors leading to the downstairs w.c. and lounge.

DOWNSTAIRS W.C. (3' 1" x 5' 4") or (0.95m x 1.62m)

Plastered and emulsioned ceiling with inset spot lights, plastered and emulsioned walls with tiling to the splash back areas, extractor fan, skirting, radiator and vinyl flooring in wood effect. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome mixer tap.

LOUNGE (16' 3" max x 11' 9" max) or (4.96m max x 3.58m max)

Plastered and emulsioned ceiling with centre pendant light and sprinkler, plastered and emulsioned walls, skirting and vinyl flooring in wood effect. Large PVCu double glazed window overlooking the front of the property and radiator. Door leading into the kitchen/diner.

KITCHEN/DINER (15' 0" x 10' 5") or (4.57m x 3.18m)

Plastered and emulsioned ceiling with pendant light to the dining area and inset spot lights to the kitchen area, plastered and emulsioned walls, radiator, skirting and vinyl flooring in wood effect. A range of wall and base units in shaker style white with complementary roll top marble effect laminate work surfaces with matching up stands. Space for freestanding fridge/freezer, integrated electric oven, four gas hob with chrome splash back and overhead chrome extractor fan. Space for washing machine, inset stainless steel sink with chrome mixer tap and cupboard housing the gas combination boiler. Space for dining table. Door leading to under stairs storage cupboard. PVCu double glazed window to the rear of the property and PVCu double glazed French doors leading out to the rear garden.

LANDING

Via stairs with oak handrail and painted treads. Plastered and emulsioned ceiling with centre pendant light, sprinkler system, access to the loft and smoke alarm. Plastered and emulsioned walls, skirting, radiator and vinyl flooring in wood effect. Doors leading to three bedrooms, family bathroom and airing cupboard with storage.

FAMILY BATHROOM (6' 3" max x 5' 7" max) or (1.91m max x 1.70m max)

Plastered and emulsioned ceiling with inset spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting, vinyl flooring in tile effect, wall mounted extractor fan, radiator and PVCu double glazed window overlooking the rear of the property. Three piece suite comprising pedestal wash hand basin with chrome mixer tap, low level w.c. and bath with folding glass screen and overhead chrome mixer shower and mixer taps.



BEDROOM 1 (13' 10" max x 8' 5" max) or (4.22m max x 2.56m max)

Plastered and emulsioned ceiling with centre pendant light, sprinkler, plastered and emulsioned walls, skirting, vinyl flooring in tile effect, PVCu double glazed window overlooking the front of the property and radiator.

EN SUITE (8' 5" min x 4' 6" max) or (2.57m min x 1.36m max)

Plastered and emulsioned ceiling with extractor fan and inset spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and good size walk in shower with bi-folding glass screen and overhead chrome mixer shower. Floor to ceiling tiled walls, radiator and shaver point.

BEDROOM 2 (10' 2" x 8' 6") or (3.10m x 2.58m)

Plastered and emulsioned ceiling with centre light, sprinkler, plastered and emulsioned walls, vinyl flooring, PVCu double glazed window overlooking the rear of the property and radiator.

BEDROOM 3 (8' 9" x 6' 4") or (2.67m x 1.92m)

Plastered and emulsioned ceiling with pendant light, sprinkler, plastered and emulsioned walls, skirting, vinyl flooring, PVCu double glazed window overlooking the front and radiator.

OUTSIDE


Side gate leading to the rear garden with side driveway for off road parking. Paved steps leading to the front door, built in overhead canopy and wall mounted light.

Enclosed and private rear garden, outside double socket, outside tap, area of patio and the remainder is laid to lawn with hard standing for shed.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(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