



Llangeinor, Bridgend, Bridgend County.
CF32 8PN

£260,000

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Three bedroom DETACHED house comprising entrance hall, downstairs WC, lounge, kitchen/breakfast room, CONSERVATORY, two bedrooms and shower room to the first floor, master with ENSUITE and WALK IN WARDROBE to the second floor, good OFF ROAD PARKING, large DETACHED GARAGE and enclosed rear garden with generous storage space. Sold with NO ONWARD CHAIN.

£260,000 - Freehold

- Modern detached house
- Three good sized double bedrooms
- Master suite on the top floor with walk in wardrobe/ Ensuite
- Off road parking to the rear with large garage
- Great external storage space suitable for a variety of uses



DESCRIPTION

Three bedroom detached house comprising entrance hall, downstairs WC, lounge, kitchen/breakfast room, conservatory, two bedrooms and shower room to the first floor, master with ensuite and walk in wardrobe to the second floor, good off road parking, large detached garage and enclosed rear garden with generous storage space. Sold with NO ONWARD CHAIN.

The property is set within the semi rural village of Llangeinor, a village location with beautiful views and countryside walks but close to transport links and easy commuting to Cardiff and Swansea.

Llangeinor is within an 8 minute drive from Junction 36 of the M4 as well as Bridgend town centre giving access to the mainline train network. There is a local bus service, primary school and public house as well as fantastic walks for the hiking or dog walking enthusiast.

KEY FEATURES:

- Freehold
- Sold with no onward chain
- Lovely views over the countryside
- 8 minute drive to junction 36 of the M4
- Ideal family purchase

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hallway finished with emulsioned and coved ceiling, ceiling mounted smoke detector, emulsioned walls, wall mounted fuse box, skirting and solid oak floor. Stairs leading to the first floor. Doors to kitchen, lounge and WC.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the rear, central light fitting, emulsioned and coved ceiling, ceramic tiled walls, radiator, skirting and wood flooring. Two piece suite in white comprising WC and wall mounted floating wash hand basin with chrome waterfall mixer tap.

LOUNGE (14' 3" x 13' 5") or (4.35m x 4.10m)

Dual aspect natural light via PVCu double glazed window overlooking the front with a fitted vertical blind and PVCu French doors leading out to the rear raised decking area with a fitted vertical blind. Finished with emulsioned and coved ceiling, emulsioned walls, skirting and solid oak floor.

KITCHEN/DINER (14' 1" x 13' 11" max) or (4.30m x 4.25m max)

Triple aspect natural light via PVCu windows to the front and to the rear, frosted glazed PVCu door leading out to the side finished with emulsioned ceiling, central light fitting, emulsioned walls, skirting and tile effect vinyl cushioned floor. A range of low level and wall mounted handle free high gloss units in white and graphite grey (touch to open unit), inset one and a half basin sink with chef's tap and draining area. Four ring gas hob with overhead extractor hood. Double waist height electric oven. Plumbing for washing machine/ dishwasher. Hidden wall mounted logic combi c30 gas fired combination boiler.



CONSERVATORY (13' 3" x 9' 10") or (4.05m x 3.00m)

Three aspects of PVCu double glazing all with perfect fit concertina blinds, apex glass roof, sliding patio doors, drop stand with recessed LED spot lights, wall mounted air conditioning unit, small fitted storage cupboard housing the electrics and a wall mounted vertical modern radiator.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Two PVCu double glazed windows overlooking the rear. Doors to two bedrooms and shower room.

BEDROOM (14' 1" x 10' 2") or (4.30m x 3.10m)

Triple aspect natural light via PVCu double glazed windows to the front, rear and to the side and finished with emulsioned ceiling and walls, skirting and solid wood flooring.

SHOWER ROOM

PVCu frosted glazed window to the front, emulsioned and coved ceiling with recessed LED spot lights, ceiling mounted extractor, shaver point, wall mounted mirror and shelf, wall mounted heated chrome towel rail, full height ceramic tiled walls and wood effect vinyl flooring. Three piece suite comprising wash hand basin with chrome mixer tap, WC and large walk in shower cubicle with respatex to the splash backs housing a wall mounted plumbed shower with hand attachment and rainwater head.

BEDROOM (13' 1" x 10' 10") or (4.00m x 3.30m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double wardrobe to remain in situ.

SECOND FLOOR LANDING / SNUG

Via stairs with fitted carpet and wooden balustrade. Double glazed Velux sky light, access to loft storage, wall mounted storage shelf and a door through into bedroom one.

BEDROOM 1 (23' 9" max x 14' 1") or (7.25m max x 4.30m)

Triple aspect natural light via PVCu double glazed windows overlooking the rear and the side all with perfect fit concertina blinds and a double glazed Velux sky light. Finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe. Door through to walk in wardrobe with a wall mounted light, double glazed Velux sky light and a radiator.

EN SUITE

PVCu double glazed window overlooking the rear with a fitted Venetian blind and finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, shaver point, wall mounted heated chrome towel rail, skirting and a vinyl floor. Three piece suite in white comprising WC, wash hand basin with chrome waterfall tap, glass shelf above and vanity unit below, separate shower cubicle with fully glazed doors housing a plumbed shower with hand attachment and rainwater head.



OUTSIDE

Enclosed garden laid to artificial grass, raised decking area leading to outdoor storage shed with its own power and light fitting and would make an ideal home office or treatment room, PVCu double glazed French doors give access to a workshop. Door leading to further workshop/storage. Off road parking to the rear with enclosed driveway laid to chipped stone. Gated access to the enclosed rear garden.

Enclosed frontage laid to chipped stone patio.


DETACHED GARAGE

Larger than average single garage with double doors for entry.

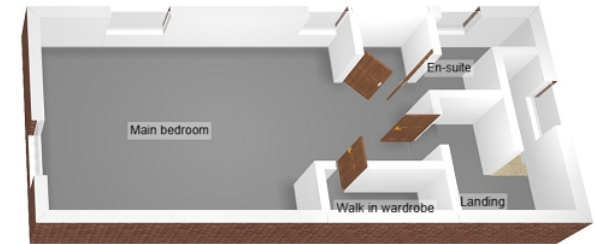


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 76 | |
| (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.



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