



Payton
Jewell
Caines

Tre Newydd, Kenfig Hill, Bridgend County.
CF33 6EZ

£179,995

PJC PAYTON
JEWELL
CAINES

Tre Newydd, Kenfig Hill, Bridgend County. CF33 6EZ

Well presented two bedroom mid terrace house comprising entrance hall, lounge, kitchen/diner, two bedrooms, family bathroom, private enclosed rear garden and off road parking. CUL-DE-SAC LOCATION. Ideal first time or investment purchase.

£179,995 - Freehold

- Two bedroom mid terrace house
- Well presented throughout
- Cul-de-sac location / Kitchen/diner
- Private enclosed rear garden
- Off road parking/ EPC - C / council tax band - C
- Ideal first time purchase



DESCRIPTION

Introducing this well presented two bedroom mid terrace house situated in Kenfig Hill within a cul-de-sac and comprising entrance hall, lounge, kitchen/diner, two bedrooms, family bathroom, private enclosed rear garden and off road parking. Viewing highly recommended.

ENTRANCE (4' 11" x 3' 3") or (1.50m x 1.0m)

Via PVCu frosted glazed front door into the entrance hall finished with emulsioned ceiling and walls, radiator and laminate flooring. Stairs leading to the first floor.

LOUNGE (14' 5" x 12' 10" max) or (4.40m x 3.90m max)

Measurements into the alcove. Narrowing to 2.9m. Emulsioned ceiling and walls with one feature papered wall, PVCu window with slat blinds overlooking the front elevation, radiator and a continuation of the laminate flooring. Door to under stairs storage. Double glazed doors leading to the kitchen/diner.

KITCHEN/DINER (12' 10" x 9' 2") or (3.90m x 2.80m)

Emulsioned ceiling and walls, papered brick feature wall, tiling to splash back areas, PVCu window overlooking the rear of the property, radiator, French doors leading out to the rear garden and laminate flooring. A range of wall and base units with complementary work surface. Built in oven with stainless steel four ring gas hob with overhead extractor. Space for slimline freestanding dishwasher. Space for washing machine and freestanding fridge/freezer. Stainless steel sink and drainer with mixer tap.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden hand rail. Emulsioned ceiling and walls, access into attic, doors leading to two bedrooms and bathroom.

BATHROOM (8' 10" max x 4' 7") or (2.70m max x 1.40m)

Emulsioned ceiling and walls, frosted PVCu window overlooking the rear of the property, tiling to splash back areas, radiator and laminate flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with mixer shower and black and glass shower screen.

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

Measurements into the alcove. Emulsioned ceiling and walls, PVCu window overlooking the front of the property with slat blinds and fitted carpet. Door leading to over stair storage.

BEDROOM 2 (11' 2" x 7' 10") or (3.40m x 2.40m)

Emulsioned ceiling and walls, PVCu window overlooking the rear of the property with slat blinds, radiator and fitted carpet.

OUTSIDE


Enclosed and private rear garden laid to patio with the remainder laid to lawn. Outside tap and outside power. Awning on the back of the property.

Off road parking to the front of the property for two vehicles. Area laid to lawn with steps leading to the front door. External canopy over the front door.



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		90
(69-80) C	71	
(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.



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