

Payton
Jewell
Caines



Newbridge Court, Bridgend. CF31 3PP

£699,950

PJC PAYTON
JEWELL
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Immaculately presented four bedroom DETACHED HOUSE comprising entrance hall, TWO RECEPTION ROOMS, kitchen/diner, UTILITY, downstairs WC, four bedrooms with ENSUITE to master, family bathroom, DOUBLE GARAGE, OFF ROAD PARKING on a private road and beautiful LANDSCAPED REAR GARDEN. Panoramic views over Newbridge fields.

£699,950 - Freehold

- Beautifully presented four bedroom detached house
- Landscaped rear garden with views over Newbridge fields
- Two reception rooms
- Kitchen plus utility room/ EPC - C, Council tax band-G
- Ensuite to master bedroom
- Double garage/ Off road parking



DESCRIPTION

Introducing this immaculately presented good sized four bedroom detached family home situated close to Newbridge fields. This beautiful family home comprises entrance hall, two reception rooms, kitchen/diner, utility, downstairs WC, four bedrooms with ensuite to master bedroom, family bathroom, double garage, off road parking and beautiful landscaped rear garden.

The property is within easy distance of Bridgend town centre with all its facilities and amenities which include a bus station and mainline train station. The property backs on to the open green spaces of Newbridge fields. Old Castle Primary School, Brynteg Comprehensive School and Heronsbridge School are also within walking distance.

ENTRANCE

Via part frosted glazed composite door with glazed side panel into the entrance hall finished with emulsioned ceiling, centre pendant light, smoke alarm, decorative coving, emulsioned walls, wall mounted designer radiator, skirting and tiled flooring. Stairs leading to the first floor. Doors leading to lounge, reception 2, kitchen and downstairs WC. Built in storage cupboard with light, hanging rail and housing the electric consumer box.

RECEPTION 2 (14' 0" x 10' 3") or (4.26m x 3.12m)

Emulsioned ceiling, centre light, decorative coving, emulsioned walls, two radiators, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

DOWNSTAIRS W.C. (10' 3" x 5' 6") or (3.12m x 1.67m)

Emulsioned ceiling, centre light, extractor fan, decorative coving, part emulsioned/part tiled walls, built in storage cupboards, frosted PVCu double glazed window overlooking the side of the property, wall mounted chrome towel radiator and tiled flooring. Two piece suite comprising low level WC and wall hung sink with chrome mixer tap.

LOUNGE (16' 5" x 13' 0") or (5.00m x 3.96m)

Measurement not including the bay window. Emulsioned ceiling, centre light, ceiling rose, decorative coving, emulsioned walls, two radiators, PVCu double glazed bay window overlooking the front of the property, feature chimney breast with marble hearth, surround, mantel and electric fire, skirting and fitted carpet. Double wooden glazed doors leading in to the kitchen/diner.

KITCHEN/DINER (24' 4" x 14' 8") or (7.41m x 4.47m)

Emulsioned ceiling with sunken chrome spot lights to the kitchen, centre pendant light with ceiling rose to the dining area, decorative coving, emulsioned walls, two radiators, PVCu double glazed window overlooking the rear, PVCu double glazed bi-folding doors leading out to the rear garden, skirting and tiled flooring. A range of wall and base units in a shaker style, centre island in navy blue. Integrated appliances to include oven, microwave oven with plate warming tray, fridge/freezer, five ring induction hob with overhead ceiling mounted chrome glass extractor hood and dishwasher. Sunken one and a half stainless steel sink with chrome mixer tap. Space for good sized family dining room table and chairs.



UTILITY (14' 7" x 5' 9") or (4.44m x 1.76m)

Emulsioned ceiling, centre light, extractor fan, emulsioned walls, PVCu double glazed window overlooking the rear of the property, composite frosted glazed door leading out to the side of the property, radiator, skirting and a continuation of the tiled flooring. Matching cupboards in a range of wall and base units with complementary granite work surface with matching upstands. Space for washing machine and tumble dryer. Inset stainless steel sink with chrome mixer tap. Wall mounted gas boiler.

FIRST FLOOR LANDING

Via oak staircase with oak spindle balustrade with an additional oak hand rail. Light open landing finished with two pendant lights, smoke alarm, access to loft (the vendor has advised there are re-inforced joists with potential to add bedrooms subject to planning and building regs), emulsioned walls, PVCu double glazed window overlooking the front, radiator, skirting and fitted carpet. Doors leading to four bedrooms and family bathroom. Airing cupboard housing hot water tank and shelving.

FAMILY BATHROOM (7' 9" x 5' 9") or (2.35m x 1.76m)

Emulsioned ceiling with sunken chrome spot lights, extractor fan, tiled walls, frosted PVCu double glazed window overlooking the side of the property, wall mounted light up mirror, wall mounted chrome towel radiator and tiled flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and bath with chrome taps, overhead chrome shower mixer and folding glass screen.

BEDROOM 1 (14' 7" x 13' 6") or (4.45m x 4.12m)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed Juliet balcony overlooking the rear of the property and Newbridge fields, skirting and fitted carpet. Built in wardrobes, bed side tables and overhead storage, chest of drawers and dressing table to remain. Further built in storage cupboard. Door to ensuite.

ENSUITE WETROOM (10' 11" x 5' 9") or (3.33m x 1.76m)

Emulsioned ceiling with sunken chrome spot lights, extractor fan, tiled walls, two wall mounted electric mirrors, PVCu frosted double glazed window overlooking the rear of the property, chrome towel radiator and tiled flooring. "His" and "her" sinks set on vanity unit with chrome mixer tap, vanity WC unit and large walk in shower with overhead chrome mixer shower and glass screen.

BEDROOM 2 (16' 4" x 13' 0") or (4.97m x 3.97m)

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

BEDROOM 3 (14' 7" x 10' 5") or (4.45m x 3.17m)

Emulsioned ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BEDROOM 4 (13' 3" x 10' 3") or (4.05m x 3.13m)

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Built in storage cupboard with shelving.



OUTSIDE

Good sized beautiful enclosed private rear garden with views over Newbridge fields. Split level tier with the top tier laid to Indian sandstone continuing down to the bottom tier with powder coated iron railings. The bottom tier has a curved Indian sandstone patio, pathway with pergola and hanging clematis leading to the rear of the garden with a further matching patio. Various borders with mature shrubs and a variety of plants. Outside tap. Remote controlled outside lighting. Outside power sockets.

The front garden is laid mainly laid to lawn with landscaped areas of planting and mature shrubs, acer tree, shingle decorative stone pathway leading to the rear of the property. Indian sandstone pathway leading to the front door and overhead canopy with built in ceiling and wall light.

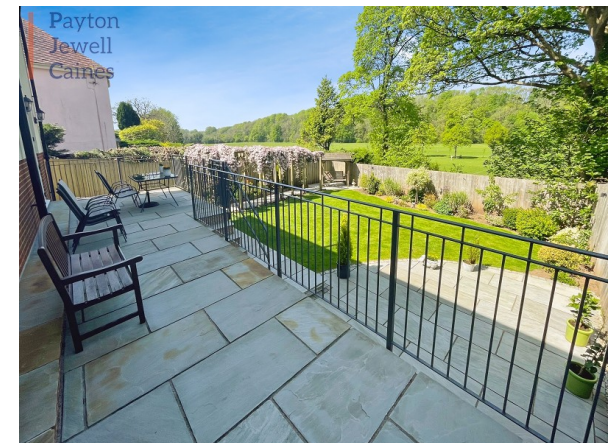
Off road parking to the front of the property for several vehicles.

DOUBLE GARAGE

Double skinned double garage built with home office in mind. Remote electric doors and remote lighting. Power, lighting and water.


NOTE

It is understood there is a right of way for the neighbouring property to the left hand side of the garage which is occasionally used.



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		85
(69-80) C	78	
(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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