



Mount Ash, Bridgend, Bridgend County.
CF31 1RD

£325,000

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Well presented three bedroom detached house comprising entrance hall, downstairs w.c. lounge, kitchen, utility, snug/playroom, office, family bathroom, enclosed and private rear garden and off road parking for 3/4 vehicles to the front of the property which overlooks the common land. Viewing recommended.

£325,000 - Freehold

- Three bedroom detached house
- Kitchen/diner plus utility
- Office plus snug/playroom
- Lounge
- Off road parking/ Enclosed private rear garden
- EPC -E , Council tax band - E



DESCRIPTION

Well presented three bedroom detached house comprising entrance hall, downstairs w.c. lounge, kitchen, utility, snug/playroom, office, family bathroom, enclosed and private rear garden and off road parking for 3/4 vehicles. Viewing recommended.

Situated within easy access to Bridgend Town Centre with all its amenities and facilities. The property is conveniently positioned close to the Princess of Wales Hospital, McArthur Glen shopping outlet, Sainsbury's and the M4 corridor.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with emulsioned ceiling, two pendant lights, emulsioned walls with a portion of exposed stone, large PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Doors leading to kitchen/diner, lounge and downstairs WC. Stairs leading to the first floor.

DOWNSTAIRS W.C. (4' 9" x 3' 3") or (1.46m x 0.98m)

Emulsioned ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, wall mounted chrome towel radiator, skirting and wood effect vinyl flooring. Two piece suite comprising low level WC and vanity sink unit with chrome mixer tap.

LOUNGE (19' 1" x 14' 2") or (5.81m x 4.33m)

Emulsioned ceiling, two pendant lights, emulsioned walls with one feature papered wall, PVCu double glazed French doors leading out to the rear garden, two radiators, skirting and fitted carpet. Glazed double wooden doors leading into office space.

OFFICE (12' 11" x 6' 8") or (3.94m x 2.03m)

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, PVCu double glazed window overlooking the side, PVCu double glazed door leading to the rear garden, skirting and part tiled/ part wood effect vinyl flooring.

KITCHEN/DINER (20' 8" x 12' 9") or (6.31m x 3.88m)

Emulsioned ceiling, two pendant lights, ceiling rose, decorative coving, emulsioned walls with tiling to splash back areas, two radiators, skirting and tile effect vinyl flooring. A range of wall and base units with complementary square edge wood effect laminate work surface. Gas Range cooker to remain. Space for freestanding fridge/freezer. Space for dining room table. Breakfast bar with space for 2 stools. Inset stainless steel sink with chrome mixer tap. Opening into snug/office space. Door leading to utility. Door to pantry style cupboard.

SNUG/ PLAYROOM (10' 10" x 6' 4") or (3.29m x 1.92m)

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



UTILITY (12' 1" x 6' 0") or (3.68m x 1.82m)

Emulsioned ceiling, centre light, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the front of the property, skirting and tiled flooring. A range of base units in a shaker style cream with complementary roll top work surface. Inset stainless steel sink with chrome taps. Wall mounted gas combination boiler. Space for washing machine and further under counter fridge.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Split level landing finished with textured ceiling, centre light, access to loft, emulsioned walls with one feature papered wall, dado rail, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

BEDROOM 1 (14' 6" max x 9' 7" max) or (4.42m max x 2.91m max)

Textured ceiling, centre light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front, radiator, PVCu double glazed sliding door leading out to the extension roof, skirting and fitted carpet.

BEDROOM 2 (12' 11" x 9' 7") or (3.94m x 2.92m)

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

BEDROOM 3 (9' 11" x 9' 5") or (3.03m x 2.87m)

Textured ceiling, centre light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front, radiator, skirting and fitted carpet.

BATHROOM (10' 10" x 9' 1") or (3.30m x 2.78m)

Textured ceiling, centre light, textured walls with tiling to splash back areas, wall mounted mirror cabinet, PVCu frosted double glazed window overlooking the front of the property, radiator, skirting and grey wood effect vinyl flooring. Built in storage cupboard with hanging rail and shelving. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and bath with folding glass screen, mixer tap and shower attachment.

OUTSIDE


Enclosed private rear garden mainly laid to lawn, area of patio, area of bark with space for freestanding shed. Side gated access to the front of the property.

Off road parking for approx three/four vehicles. The property overlooks the common land. Outside tap.

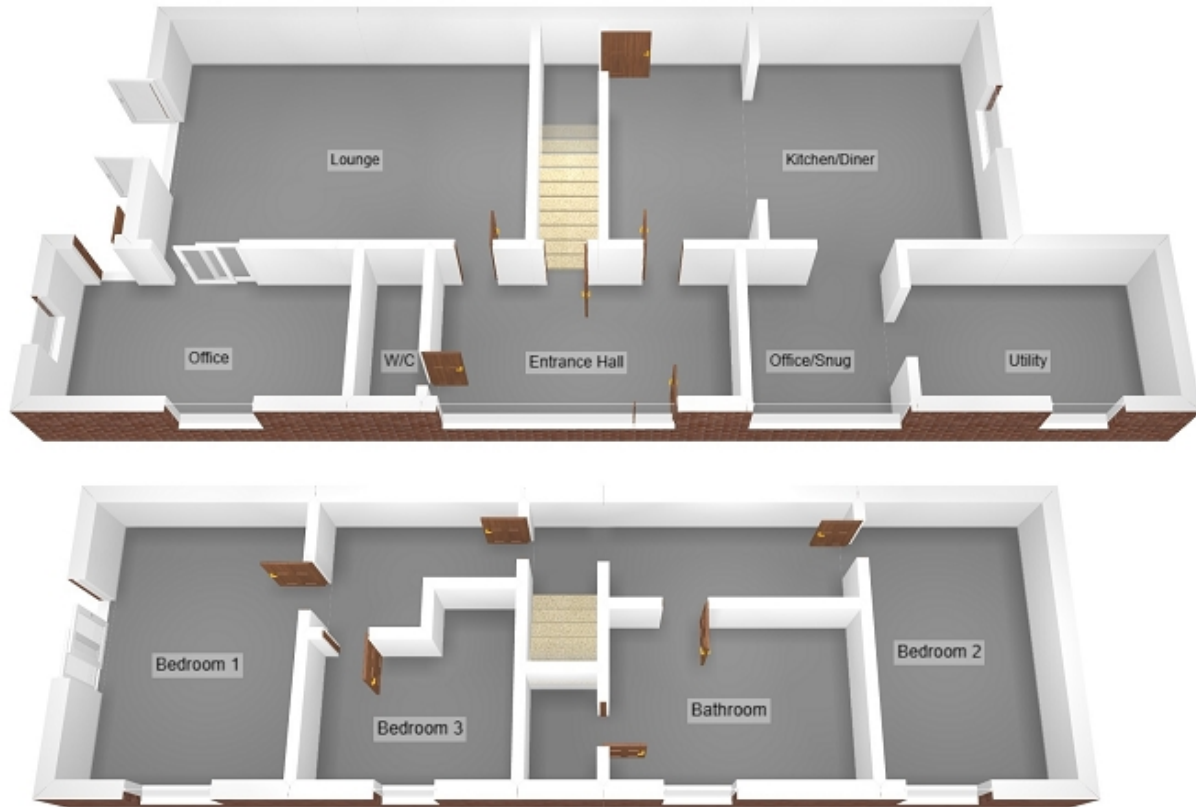


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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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