

Payton
Jewell
Caines



Wood Green, Bridgend, Bridgend County.
CF31 4DY

£250,000

PJC PAYTON
JEWELL
CAINES

Wood Green, Bridgend, Bridgend County. CF31 4DY

Modern four bedroom mid terraced townhouse comprising entrance hall, downstairs w.c. kitchen/ diner, lounge, EN SUITE to master bedroom, family bathroom, single GARAGE with driveway parking to the front and enclosed rear garden. Good sized family home. Viewing highly recommended!

£250,000 - Freehold

- Three storey four bedroom modern townhouse
- Family bathroom, downstairs w.c. and en suite
- Single garage and driveway parking
- Enclosed rear garden / Council tax - E
- Popular modern development in Cefn Glas
- Viewing highly recommended, EPC - C



DESCRIPTION

Introducing this modern four bedroom, three storey townhouse located on a popular development in Cefn Glas. The property overlooks the green to the front with a small play park and benefits from flexible accommodation arranged over three floors. Located within easy walking distance of Bryntirion, Cefn Glas primary schools and Bryntirion Secondary School as well as local convenience stores, football clubs, bus routes serving the centre of Bridgend giving access to mainline train station.

Key Features

FREEHOLD

Overlooking green space to the front

Ideal for Bryntirion Comprehensive School

SOLD WITH NO ONWARD CHAIN

ENTRANCE

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

ENTRANCE HALL

Plastered and emulsioned ceiling with two pendant lights, smoke alarm, plastered and emulsioned walls, skirting, radiator and fitted carpet. Stairs leading to the first floor, doors leading to the kitchen/diner, downstairs w.c. and under stairs storage.

DOWNSTAIRS W.C. (6' 9" x 4' 3") or (2.05m x 1.29m)

Plastered and emulsioned ceiling with centre light, extractor fan, plastered and emulsioned walls with tiling to the splashback areas, skirting and vinyl flooring. Two piece suite comprising low level w.c. and wash hand basin with chrome mixer tap. Wall mounted mirror with shelving and radiator.

KITCHEN/DINER (16' 7" x 9' 9") or (5.06m x 2.98m)

Plastered and emulsioned ceiling with pendant light over the dining area and centre spotlight to the kitchen. Plastered and emulsioned walls, skirting and tiled flooring. A range of base and wall units with complementary roll top work surfaces housing an inset one and half stainless steel sink with chrome mixer tap. Inset four ring gas hob with stainless steel splashback and over head extractor fan. Intergrated electric oven, space for washing machine and space for large American style fridge freezer (to remain). Gas boiler housed in a kitchen unit and space for a dining table and chairs. Radiator, uPVC double glazed window overlooking the rear and uPVC double glazed doors leading to rear garden. Under stairs storage with hanging rails and stairs leading to the first floor.

LANDING

Via stairs with fitted carpet, handrail and spindle balustrade. Doors leading to lounge, bedroom two, family bathroom and storage cupboard. Plastered and emulsioned ceiling with centre light and smoke alarm. Plastered and emulsioned walls, skirting and fitted carpet.

BEDROOM 2 (11' 4" x 9' 11") or (3.46m x 3.03m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear and radiator.



FAMILY BATHROOM (10' 0" x 4' 8") or (3.04m x 1.42m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with half height tiling, full height tiling around bath and shower area, skirting and vinyl flooring. Three piece suite comprising low level w.c. bath with chrome mixer tap and over head chrome shower with folding glass screen and pedestal wash hand basin with chrome mixer tap. Wall mounted mirror cabinet, radiator and frosted PVCu double glazed window to the rear of the property. Storage cupboard with shelving.

LOUNGE (15' 0" x 10' 6") or (4.56m x 3.21m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting and fitted carpet. Wall mounted radiator, PVCu double glazed window overlooking the front and PVCu double glazed door leading to the Juliet balcony.

LANDING

Via stairs with fitted carpet, handrail and spindle balustrade. Doors leading to three bedrooms and airing cupboard housing the hot water tank, shelving and hanging rails. Plastered and emulsioned ceiling with centre light, smoke alarm, plastered and emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (10' 1" x 9' 4") or (3.07m x 2.85m)

Plastered and emulsioned ceiling with pendant light, plastered walls, skirting, fitted carpet, PVCu double glazed window to the rear of the property and radiator.

BEDROOM 4 (11' 1" x 6' 10") or (3.37m x 2.09m)

Plastered and emulsioned ceiling with centre pendant light, wooden framed double glazed velux window to the rear of the property. Plastered and emulsioned walls, skirting, fitted carpet and radiator.

MASTER BEDROOM (14' 0" x 12' 10") or (4.27m x 3.90m)

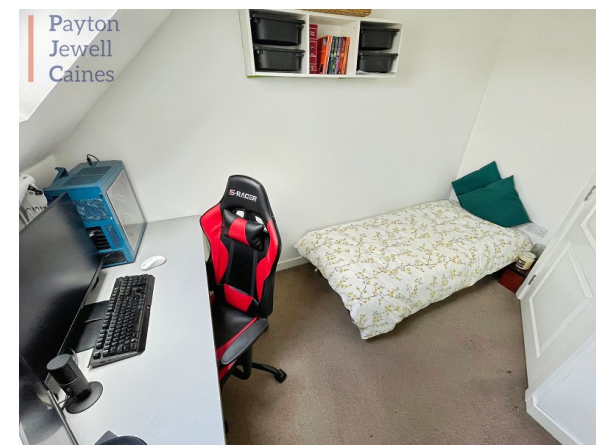
Plastered and emulsioned ceiling and walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of property and radiator. Built in wardrobe with hanging rails and shelving. Door leading to the en-suite.

EN SUITE (7' 3" x 4' 5") or (2.21m x 1.34m)

Plastered and emulsioned ceiling with centre light, extractor fan, plastered and emulsioned walls with half height tiling, full height tiling around shower area, skirting and vinyl flooring. Three piece suite comprising pedestal wash hand basin with chrome mixer tap with wall mounted mirrored cabinet, low level w.c. and good size walk in shower with over head chrome mixer shower and sliding glass door.

OUTSIDE

Paved path leading to the front door and driveway parking for one vehicle which leads up to the garage accessed via a traditional up and over door with power and lighting. Wall mounted light with sensor to the front door. Enclosed and private rear garden laid to decking with steps leading to a further area of decking with pergola, growing roses and mature shrubs in the beds. Outside tap. Gate leading to the rear.



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		89
(69-80) C	79	
(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

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