

Payton
Jewell
Caines



High Street, Nantyffyllon, Maesteg,
Bridgend. CF34 0BP

£85,000

PJC PAYTON
JEWELL
CAINES

High Street, Nantyffyllon, Maesteg, Bridgend. CF34 0BP

Two bedroom end of terrace house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, two bedrooms, bathroom and enclosed court yard to the rear. Ideal first time or investment purchase. Viewing recommended. NO ONWARD CHAIN.

£85,000 - Freehold

- Two bedroom end of terrace house
- Two reception rooms / Sold with no-onward chain
- Gas fired central heating / Council Tax - A
- Small enclosed courtyard to the rear / EPC- D
- Walking distance of local shops and schools
- Ideal first time/investment purchase



DESCRIPTION

Two bedroom end of terrace house comprising entrance hall, two reception rooms, kitchen, bathroom and enclosed court yard to the rear. Ideal first time or investment purchase. The property is perfectly located for access to the local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. There are retail facilities on Hermon Road, as well as Tesco Extra close by.

Key features

- Freehold
- Small courtyard to the rear
- On street parking
- Gas fired central heating
- Sold with no-onward chain

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, fitted carpet, wall mounted fuse box and electric meter. Doorway to reception room.

RECEPTION (6' 11" x 9' 10") or (2.10m x 3.0m)

Over looking front of the property via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing the gas meter.

RECEPTION 1 (13' 5" x 10' 8") or (4.10m x 3.25m)

PVCu double glazed window to the rear of the property. Finished with emulsioned ceiling and walls, skirting, fitted carpet and a step up to the kitchen.

KITCHEN (10' 10" x 7' 1") or (3.30m x 2.15m)

Dual aspect natural light via two PVCu double glazed windows overlooking the rear of the property and a frosted glazed PVCu door leading out to the side return. Finished with emulsioned ceiling with centre light, emulsioned walls with a wall mounted extractor fan, skirting and vinyl flooring. A range of low level and wall mounted units in white with brushed chrome handles and complementary roll top work surface with ceramic tiles to splashback. Inset sink with mixer tap and drainer, space for cooker, fridge freezer and automatic washing machine and a wall mounted Worcester gas fired combination boiler.

LANDING

Stairs to the first floor with fitted carpet and a wooden balustrade. Access to loft storage, papered and emulsioned walls, skirting and fitted carpet.

BEDROOM 1 (9' 10" x 10' 6") or (3.0m x 3.20m)

Overlooking the front via two PVCu double glazed windows and finished with artexed ceiling, emulsioned walls, skirting and fitted carpet.



BATHROOM

PVCu frosted glazed window overlooking the rear of the property and finished with emulsioned ceiling with centre light, emulsioned walls, skirting and vinyl flooring. Three piece suite in white with comprising w.c., wash hand basin and bath with over head electric shower. Wall mounted extractor fan and radiator.

BEDROOM 2 (10' 4" x 5' 3") or (3.15m x 1.60m)

PVCu double glazed window to the side finished with emulsioned ceiling and walls skirting and fitted carpet.

OUTSIDE

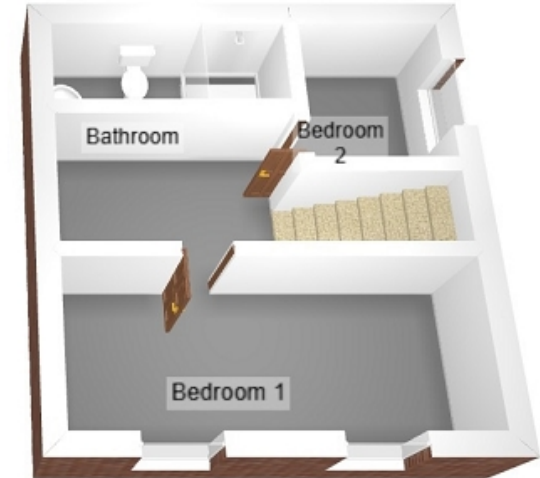
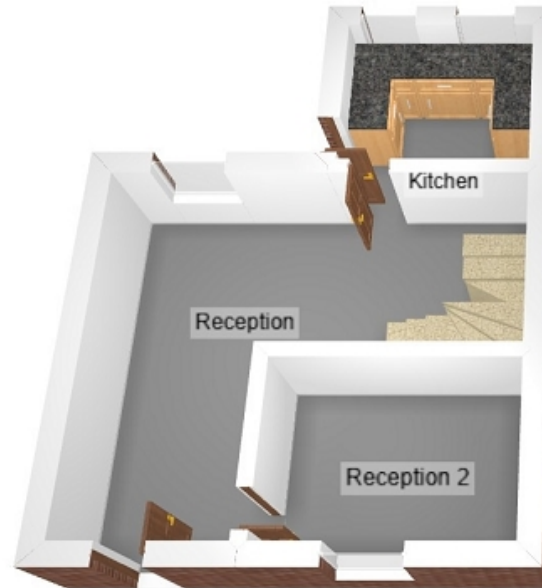
Enclosed rear courtyard with brick built storage. Space for rotary line. Gated access back to a shared side gated giving access to the front.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(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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