



Payton
Jewell
Caines

Llangeinor Terrace, Lewistown, Bridgend,
Bridgend County. CF32 7LS

£125,000

PJC PAYTON
JEWELL
CAINES

Llangeinor Terrace, Lewistown, Bridgend, Bridgend County. CF32 7LS

Three bedroom mid terrace house comprising entrance hall, lounge/diner, kitchen, STUDY, bathroom and enclosed rear garden. Potential to build a double GARAGE. Sold with NO-ONWARD CHAIN!

£125,000 - Freehold

- Traditional three bedroom terraced house
- Study / Council tax- A
- Upstairs bathroom / EPC- D
- Beautiful views to the front / Gas fired central heating
- Potential to build double garage to rear
- Sold with no onward chain
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DESCRIPTION

Three bed mid terrace house comprising entrance hall, lounge/diner, kitchen, STUDY, bathroom and enclosed rear garden. Potential to build a double GARAGE. Sold with NO-ONWARD CHAIN!

Lewistown is a small village within the Ogmore Valley positioned between Blackmill and Ogmore Vale. The M4 junction 36 is approximately 4.5 miles away. There is a local primary school located within Ogmore Vale.

Key Features

- Freehold
- Gas fired combination boiler
- PVCu double glazed throughout
- Future potential to build double garage to rear
- Elevated views over farmland

ENTRANCE

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

ENTRANCE HALL

Emulsioned ceilings and walls, featured architrave, ceiling mounted smoke detector, skirting and fitted carpet. Wall mounted storage housing the electric fuse box. Doorway through to the lounge/diner.

LOUNGE/DINER (21' 0" x 12' 6") or (6.40m x 3.80m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front with a fitted roller blind and PVCu double glazed window overlooking the rear. Finished with emulsioned ceiling and walls, skirting, fitted carpet, two radiators and a fitted storage cupboard housing the gas meter. Doorway through into the kitchen.

KITCHEN (12' 10" x 9' 10") or (3.90m x 3.0m)

Dual aspect natural light via PVCu double glazed windows overlooking the rear and the side and a part glazed PVCu door. Finished with emulsioned ceiling and walls, skirting and a tile effect vinyl flooring. A range of low level and wall mounted kitchen units in high gloss white with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splashback. Inset one and a half basin sink drainer with mixer tap. Space for cooker and high level fridge/freezer as well as one further under counter appliance and under stairs storage cupboard with lighting.

LANDING

Via stairs with fitted carpet. Access to loft storage. Emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 1 (11' 10" x 8' 2") or (3.60m x 2.50m)

Overlooking the front via PVCu double glazed tilt and turn window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 2 (8' 8" x 9' 8") or (2.65m x 2.95m)

Overlooking the rear by PVCu double glazed tilt and turn window and finished with emulsioned ceiling and walls, skirting and fitted carpet.



BEDROOM 3 (8' 8" x 6' 9") or (2.65m x 2.05m)

Overlooking the front by PVCu double glazed tilt and turn window and finished with emulsioned ceiling and walls, skirted and fitting carpet.

STUDY (10' 0" max x 8' 4" max x 4' 1") or (3.05m max x 2.55m max x 1.25m)

Measurements narrow to 1.25m x 1.25m. Overlooking the rear garden via PVCu double glazed tilt and turn window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window overlooking the side and finished with emulsioned ceiling with central light and ceiling mounted extractor. Full height ceramic tiles to the wall and tile effect vinyl flooring. Three piece suite in white with comprising w.c. wash hand basin and bath with plumbed shower. Fitted storage cupboard housing the wall mounted gas fired Baxi boiler.

OUTSIDE

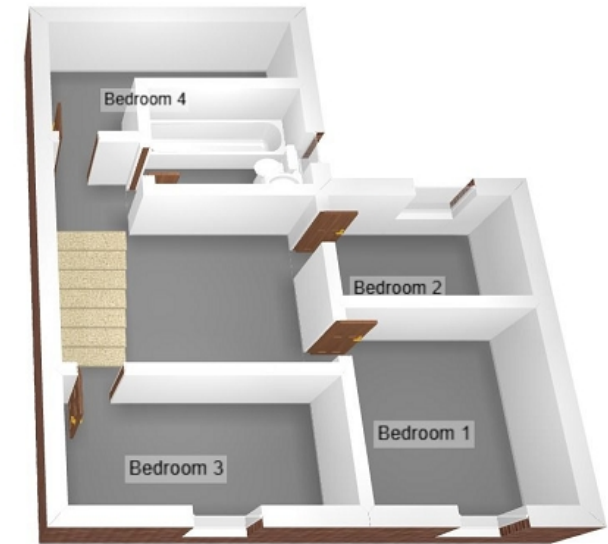
Steps leading up to a patio with perimeter bedding. Access to a brick built storage. Further steps up to a gated rear lane access with an additional piece of land ideal for building a double garage. Undercroft storage.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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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