



Pen Y Berllan, Bridgend. CF31 4QQ

£235,000

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BEAUTIFULLY PRESENTED THROUGHOUT! A modern three bedroom semi detached house situated in an elevated position within a sought after cul-de-sac and comprising entrance hall, downstairs w.c. lounge, KITCHEN/DINER, EN SUITE to bedroom one, two further bedrooms, family bathroom, enclosed landscaped rear garden and driveway parking for two vehicles.

£235,000

- Modern three bedroom semi detached house
- Easy walking distance of Bridgend town centre
- Modern open plan kitchen/diner / EPC - B
- En suite to bedroom one / Council tax - D
- Dedicated driveway parking for two vehicles
- Enclosed landscaped rear garden



DESCRIPTION

Introducing this beautifully presented modern three bedroom semi detached house situated in an elevated position within a cul-de-sac and comprising entrance hall, downstairs w.c. lounge, KITCHEN/DINER, EN SUITE to bedroom one, two further bedrooms, family bathroom, enclosed landscaped rear garden and dedicated parking for two vehicles.

The property is situated within walking distance of Bridgend town centre and within close proximity of McArthur Glen Designer Outlet, the A48, M4 corridor, rail links, Bryntirion Comprehensive School, Cefn Glas Infants and Llangewydd Junior School. Must be viewed to be appreciated.

Key features

Freehold

Management charge currently £252.89 per annum

Beautifully presented throughout

Ideal position for Bryntirion Comprehensive School or Bridgend town centre

ENTRANCE

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

ENTRANCE HALL

Emulsioned ceiling with ceiling mounted smoke detector, light fitting to remain, emulsioned walls, skirting and mosaic tiled flooring. Door through to the downstairs w.c.

DOWNSTAIRS W.C.

Emulsioned ceiling and walls, central light fitting, skirting and a continuation of the mosaic tiled flooring. Two piece suite in white comprising corner wash and basin with chrome mixer tap and w.c. Ceramic tiles and mirrored tiles to the splash backs and radiator.

L-SHAPED LOUNGE (11' 10" max x 16' 5") or (3.60m max x 5.0m)

Overlooking the front of the property via PVCu double glazed window with a fitted roman blind to remain and finished with emulsioned and coved ceiling, central light fitting to remain, emulsioned walls, radiator, skirting and fitted carpet.

KITCHEN/DINER (10' 6" x 16' 5") or (3.20m x 5.0m)

Overlooking the rear garden via PVCu double glazed window with a fitted venetian blind to remain and PVCu double glazed French doors. Finished with emulsioned ceiling with a bank of spot lights to remain, ceiling mounted smoke detector, emulsioned walls, skirting and wood tile effect LVT flooring. The kitchen is arranged with low level and wall mounted units in high gloss white with chrome handles and complementary roll top work surface with matching up stand. Inset sink with mixer tap and drainer, integrated electric oven with four gas ring hob, overhead extractor hood and glass splash back. Plumbing for automatic washing machine, space for fridge/freezer, ample space for dining table and chairs and under stairs storage cupboard.

LANDING


Via stairs with fitted carpet and wooden balustrade. Access to loft storage via pull down ladder to remain, the loft is partially boarded ideal for additional storage. Emulsioned ceiling and walls, light fitting to remain, skirting and fitted carpet. Fitted storage cupboard with shelving.

BATHROOM

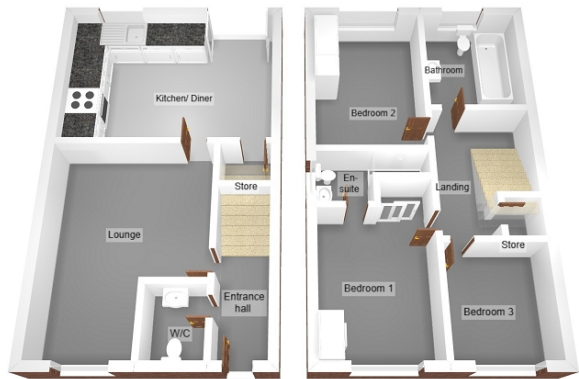


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(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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