



Cefn Coed, Bridgend, Bridgend County.
CF31 4PH

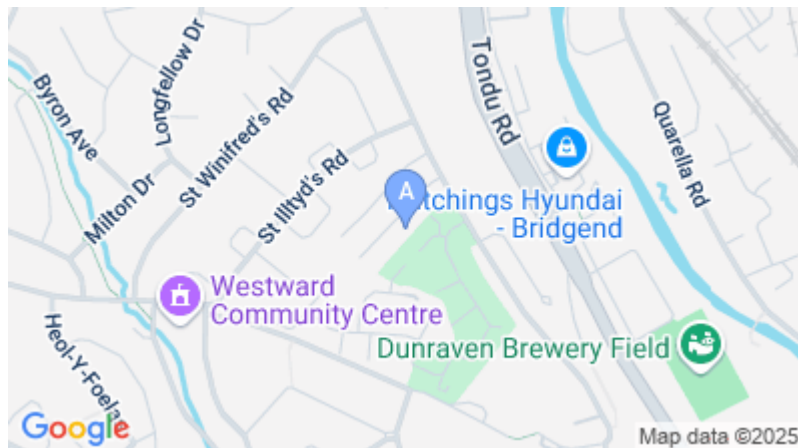
£235,000

Cefn Coed, Bridgend, Bridgend County. CF31 4PH

Three bedroom semi detached house comprising entrance porch, open plan lounge/diner/kitchen, UTILITY, DOWNSTAIRS WC, three bedrooms, family bathroom, GARAGE, enclosed south facing rear garden and OFF ROAD PARKING. Sold with no ongoing chain. Early viewing highly recommended.

£235,000 - Freehold

- Traditional three bedroom semi detached house
- Open plan kitchen/lounge/diner
- Utility/ Downstairs WC/ EPC - C , Council tax band - C
- Walking distance to Bridgend town centre
- Enclosed south facing rear garden
- Off road parking/ Garage/ No ongoing chain



DESCRIPTION

Introducing this good sized three bedroom semi detached house situated in Cefn Glas. The property benefits from utility, downstairs WC, first floor bathroom, good sized enclosed south facing rear garden, off road parking and garage. The property is within easy walking distance of Bridgend town centre, local Primary and Secondary Schools and is sold with no ongoing chain. Viewing highly recommended.

ENTRANCE

Via part frosted glazed composite door into the entrance porch finished with textured ceiling, centre light, emulsioned walls with dado rail, PVCu double glazed window set on dwarf wall overlooking the side and PVCu double glazed window set on dwarf wall overlooking the front, radiator, skirting and tiled flooring. Door leading to lounge/diner.

LOUNGE (16' 4" x 13' 5") or (4.99m x 4.08m)

Emulsioned and coved ceiling, centre light, emulsioned walls with dado rail, feature papered wall, radiator, large PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring. Gas fire with marble effect hearth, surround and mantel. Stairs leading to the first floor. Opening into the dining area.

DINING AREA (13' 0" max x 8' 4" max) or (3.96m max x 2.55m max)

Emulsioned and coved ceiling, centre light, emulsioned walls with dado rail, radiator, PVCu double glazed French doors leading out to the rear garden, skirting and laminate flooring. Space for good sized family dining room table and chairs. Opening into the kitchen.

KITCHEN (10' 11" x 7' 9") or (3.33m x 2.36m)

Emulsioned ceiling, sunken chrome spot lights, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and marble effect tiled flooring. A range of wall and base units in slab effect white gloss with complementary square edge wood effect laminate work surface. Inset black resin sink with black mixer tap. Four ring electric hob with overhead chrome extractor fan and glass splash back. Double electric oven and integrated fridge/freezer. Built in breakfast bar area with space for two/three stools. Glazed wooden door leading to the utility area.

UTILITY (8' 11" x 8' 7") or (2.72m x 2.62m)

Textured and coved ceiling, centre spot lights, smoke alarm, emulsioned walls, tiled flooring. A range of wall units in a shaker style cream with complementary square edge work surface. Space for washing machine and tumble dryer. Inset stainless steel sink with chrome mixer tap. Wall mounted gas combination boiler. Door leading to rear garden and door leading into the garage. Door to downstairs WC.

DOWNSTAIRS W.C. (5' 5" x 2' 5") or (1.65m x 0.73m)

Textured ceiling, centre light, aqua panelled walls, frosted single glazed timber framed window overlooking the rear of the property, low level WC, skirting and tiled flooring.

FIRST FLOOR LANDING

Via stairs with spindle hand rail and fitted carpet. Textured ceiling, pendant light, access to loft which is part boarded and has a light, emulsioned walls with dado rail, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.



FAMILY BATHROOM (7' 9" x 6' 4") or (2.37m x 1.93m)

Skimmed ceiling with sunken chrome spot lights, tiled walls wall mounted mirror, frosted PVCu double glazed window overlooking the rear, chrome towel radiator and tiled flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and P shaped bath with chrome mixer tap, folding glass screen and overhead shower mixer.

BEDROOM 1 (14' 1" x 9' 2") or (4.30m x 2.79m)

Emulsioned ceiling, centre fan light, papered walls, PVCu double glazed window overlooking the front, radiator, skirting and wood effect laminate flooring.

BEDROOM 2 (11' 11" x 9' 9") or (3.64m x 2.96m)

Measurements to the face of the wardrobes. Textured and coved ceiling, centre fan light, smoke alarm, emulsioned walls, built in wardrobe with mirrored frontage, hanging rails and shelving, further built in storage, radiator, PVCu double glazed window overlooking the rear of the property, skirting and wood effect laminate flooring.

BEDROOM 3 (9' 11" max x 7' 1" max) or (3.03m max x 2.15m max)

Textured ceiling, centre spot lights, emulsioned walls, PVCu double glazed window overlooking the front, radiator, skirting and wood effect laminate flooring. Built in storage cupboard over the stairs with hanging rail.

OUTSIDE

Nice sized enclosed south facing private rear garden with an area laid to patio with block paving border, pond with water fountain, the remainder of the garden is laid to lawn with borders of mature plants and shrubs. Outside tap.

Off road parking to the front of the property with pathway leading to the front door. Area laid to lawn with mature shrubs and bedding plants. Further area of decorative stone.

GARAGE

Courtesy door to utility room. Power and lighting. Traditional up and over door to the front.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



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		86
(69-80) C	73	
(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.



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