Payton
Jewell
Caines

Llangewydd Road, Cefn Glas, Bridgend
County. CF31 4JX

£249,950

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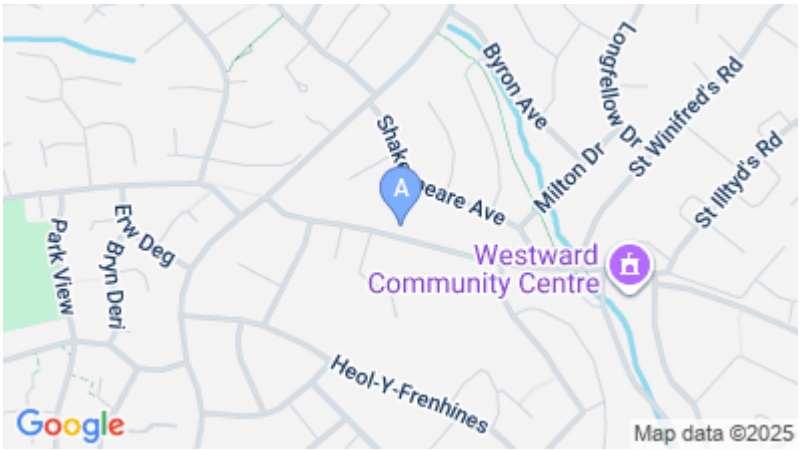
Recently modernised FOUR bedroom, semi-detached house with THREE reception areas, MODERN fitted kitchen, bathroom and SHOWER room, generous rear garden and OFF-ROAD PARKING to the front. Sold with NO ONWARD CHAIN.

£249,950 - Freehold

- Recently modernised semi detached house
- Four good sized bedrooms
- Off-road parking
- Freehold. No onward chain/ EPC - C, Council tax band - C
- Good sized enclosed rear garden
- Close to local shops and doctors surgery



DESCRIPTION

Recently modernised FOUR bedroom, semi-detached house with THREE reception areas, MODERN fitted kitchen, bathroom and SHOWER room, generous rear garden and OFF-ROAD PARKING to the front. Sold with NO ONWARD CHAIN.

Key features:
Recently modernised semi detached house
Four good sized bedrooms
Good sized enclosed rear garden
Off-road parking
Easy walking distance to Cefn Glas and Llangewydd Junior School
Easy walking distance to Bryntirion Comprehensive School
Close to local shops and doctors surgery
Freehold
No onward chain

ENTRANCE

Access via frosted glazed PVCu front door with side frosted glazed panel into inner hallway.

INNER HALLWAY

Emulsioned ceiling with recess spotlights, emulsioned walls, skirting and wood effect laminate floor. Feature glazed panel to side. Door through to reception room and archway through to entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting and a continuation of the laminate flooring. Doorway through into lounge.

LOUNGE (14' 5" x 14' 3") or (4.40m x 4.35m)

PVCu double glazed window overlooking the front of the property, emulsioned and coved ceiling, light fitting, emulsioned walls, skirting and wood effect laminate floor.

KITCHEN (25' 7" x 7' 1") or (7.80m x 2.15m)

Emulsioned and coved ceiling, emulsioned walls, skirting and wood effect laminate floor. Two PVCu double glazed windows overlooking rear garden. Part glazed PVCu door leading to the rear garden. The kitchen spans the entire width of the property. Arranged with wall mounted and low level kitchen units with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with swan neck tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor. Plumbing for automatic washing machine, space for fridge freezer and further low level appliances. Under stairs storage housing the electricity meter and a square archway through into the sun room.

SUN ROOM (9' 6" x 8' 0") or (2.90m x 2.45m)

Emulsioned ceiling and walls, skirting and a continuation of the laminate flooring. Dual aspect natural light via PVCu double glazed door with side glazed panels leading to the rear garden. A part frosted glazed PVCu door leading to rear patio.

RECEPTION 2 (18' 4" x 7' 10") or (5.60m x 2.40m)

Emulsioned and coved ceiling, emulsioned walls, skirting and laminate floor. PVCu double glazed window overlooking front of the property. Fitted storage cupboard housing the wall mounted fuse box.

LANDING

Via staircase with fitted carpet and wooden balustrade. Access to loft storage and doors off to four bedrooms, shower room and bathroom.

BEDROOM 1 (10' 10" x 11' 10") or (3.30m x 3.60m)

Emulsioned ceiling and walls, skirting, PVCu double glazed window overlooking the front of the property and fitted carpet.

BEDROOM 2 (11' 0" x 9' 10") or (3.35m x 3.0m)

Emulsioned ceiling and walls, skirting, PVCu double glazed window overlooking rear garden and fitted carpet.

BEDROOM 3 (7' 10" x 17' 5") or (2.40m x 5.30m)

Emulsioned and coved ceiling and walls, skirting, PVCu double glazed window overlooking front of the property and fitted carpet.

BEDROOM 4 (6' 11" x 7' 10") or (2.10m x 2.40m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Staircase bulk head in one corner.

FAMILY BATHROOM

PVCu frosted glazed window overlooking the rear of the property. Respatex ceiling and walls with central light fitting, vinyl floor and wall mounted heated towel rail. Three piece suite in white comprising W.C, wash hand basin with chrome mixer tap and a bath with chrome mixer tap and hand attachment.

SHOWER ROOM

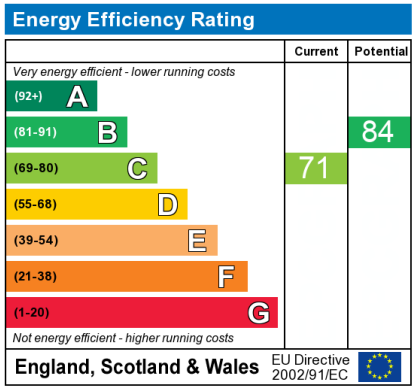
Emulsioned ceiling with central light fitting. Respatex to the wall, wall mounted heated towel rail and vinyl flooring. Three piece suite comprising W.C, wash hand basin with chrome mixer tap and a large walk in shower housing a wall mounted electric shower and side glazed screen.

OUTSIDE

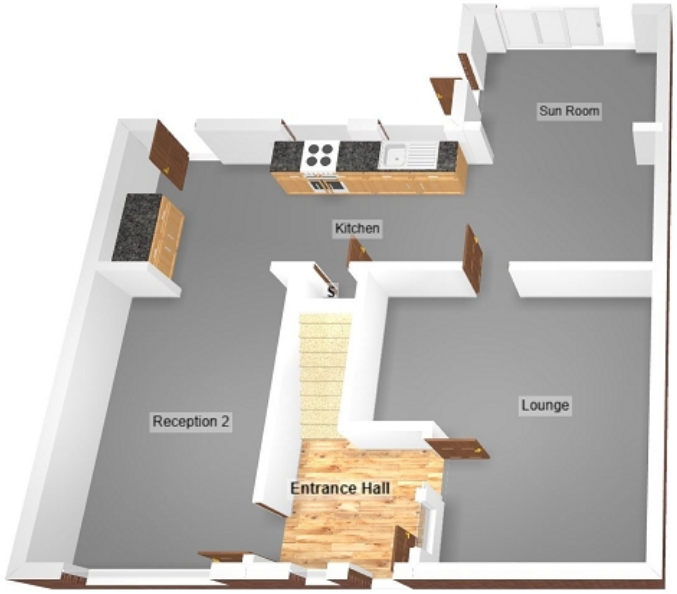
To the front of the property is an enclosed paved front garden with driveway parking.

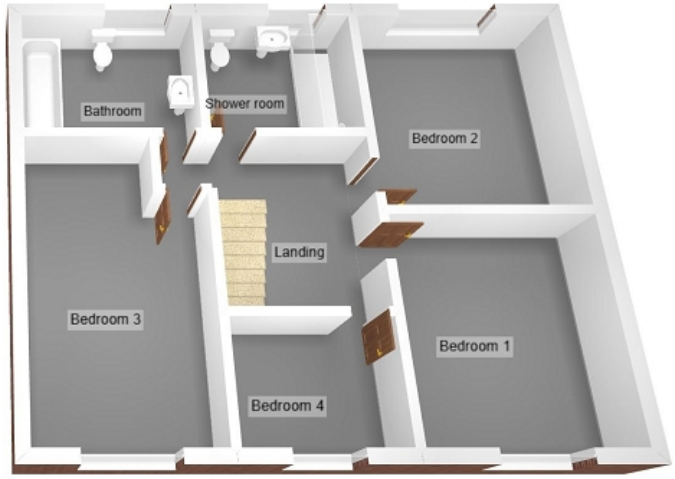
To the rear of the property is a large brick built outdoor storage and a good size enclosed rear garden with laid to lawn, mature trees and an area of patio.

Floorplan & EPC



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.

PAYTON JEWELL CAINES

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