



Meini Tirion, Cefn Glas, Bridgend County.
CF31 4TL

£214,999

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Three bedroom semi detached house situated in a cul-de-sac comprising entrance hall, lounge, kitchen, dining area, family bathroom, enclosed rear garden, driveway parking and garage. Viewing recommended.

£214,999 - Freehold

- Three bedroom semi detached house
- Cul-de-sac location
- Lounge and dining area
- Enclosed rear garden
- Driveway parking and garage
- EPC - C / Council tax - C



DESCRIPTION

Three bedroom semi detached house situated in a cul-de-sac comprising entrance hall, lounge, kitchen, dining area, family bathroom, enclosed rear garden, driveway parking and garage.

Ideally located for Bryntirion Secondary School, Llangwydd Court and Bryntirion Primary School as well as on a local bus route into the centre of Bridgend town centre.

ENTRANCE HALL (3' 7" x 5' 11") or (1.10m x 1.80m)

Accessed via PVCu frosted glazed door with side panel. Stippled ceiling, papered walls, radiator and laminate flooring. Door leading off to the lounge and stairs leading to the first floor.

LOUNGE (14' 5" max x 13' 1") or (4.40m max x 4.0m)

Stippled and coved ceiling, emulsioned walls with feature papered wall, fitted carpet and radiator. Marble fire surround and hearth housing an electric fire. PVCu double glazed window overlooking the front of the property with fitted blinds. Door leading to under stairs storage and glazed double doors leading into the dining area.

DINING AREA (8' 6" x 8' 2") or (2.60m x 2.50m)

Stippled ceiling, papered walls, anthracite modern radiator, laminate flooring and PVCu window overlooking the rear of the property. Door leading into the kitchen.

KITCHEN (10' 6" x 8' 2") or (3.20m x 2.50m)

Stippled ceiling, emulsioned walls, tiled flooring and radiator. A range of wall and base units with tiling to the splash back and complementary work surfaces. Space for slim line dishwasher and washing machine. Integrated fridge and freezer, free standing four ring gas oven with extractor and grill with glass top to remain. Stainless steel Franke sink and drainer with stainless steel mixer tap. PVCu window overlooking the rear of the property and PVCu door with frosted panel to the rear.

LANDING

Stippled ceiling, papered walls, wooden handrail, fitted carpet and frosted PVCu window overlooking the side of the property. Doors leading off to the shower room, three bedrooms and airing cupboard.

SHOWER ROOM (5' 3" x 5' 11") or (1.60m x 1.80m)

Stippled ceiling, fully tiled walls, tiled flooring and frosted PVCu window overlooking the rear of the property. Three piece suite comprising low level w.c. with vanity unit housing a porcelain wash hand basin with stainless steel mixer tap and mirrored cabinet above and shower cubicle with stainless steel rainfall shower head and aqua panels with bi-fold door and extractor.

BEDROOM 1 (10' 6" x 12' 2") or (3.20m x 3.70m)

Stippled ceiling, emulsioned walls with one feature papered wall. Built in storage, fitted carpet, radiator and PVCu window overlooking the front of the property.

BEDROOM 2 (10' 6" x 8' 6") or (3.20m x 2.60m)

Stippled ceiling, papered walls, fitted carpet, radiator and PVCu window overlooking the rear of the property.



BEDROOM 3 (8' 2" x 8' 2") or (2.50m x 2.50m)

Stippled ceiling, emulsioned walls with papered border, radiator and PVCu window overlooking the front of the property. Over stairs storage space housing the Worcester gas fired combination boiler.

OUTSIDE

Driveway parking to the front of the property leading to the garage with paved pathway and steps leading to the front door with overhead canopy.

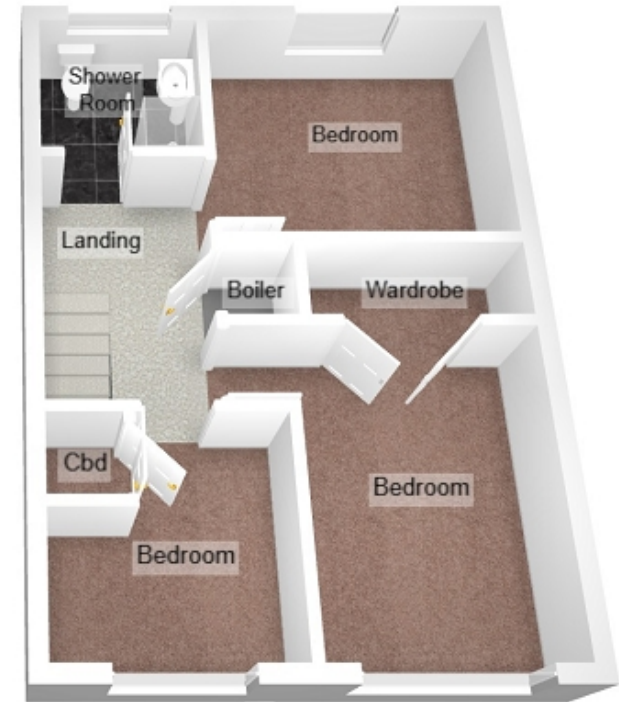
The rear garden is enclosed by wooden fencing with steps leading to a decked area with lighting, wooden balustrade and retractable awning. The remainder of the garden is laid to lawn with stepping stones and areas ideal for planting and a greenhouse.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(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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