

Payton
Jewell
Caines



Cemetery Road, Bridgend, Bridgend
County. CF31 1NA

£169,500

PJC PAYTON
JEWELL
CAINES

Cemetery Road, Bridgend, Bridgend County. CF31 1NA

Three bedroom mid terraced house comprising entrance hall, large lounge, kitchen/diner with utility space, family bathroom, enclosed and private courtyard garden. Walking distance of Bridgend town centre, Princess of Wales Hospital. NO ONGOING CHAIN.

£169,500

- Traditional mid terraced house
- Three good sized bedrooms
- Open plan lounge
- Kitchen/diner with utility space / EPC - C
- Downstairs bathroom / Council tax - C
- Enclosed courtyard garden
- Sold with no onward chain



DESCRIPTION

Introducing this three bedroom mid terraced house comprising entrance hall, large lounge, kitchen/diner with utility space, family bathroom, enclosed and private courtyard garden. Ideally located for the Princess of Wales Hospital and Bridgend town centre giving access to the mainline train station and bus services. NO ONGOING CHAIN.

ENTRANCE

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

ENTRANCE HALL

Textured, papered and coved ceiling with centre papered light, wired in smoke alarm and CO2 alarm. Door leading into the lounge and stairs leading to the first floor. Split flooring with tiling the the entrance and remainder laid with laminate flooring. Wall mounted radiator, electric consumer box housing within a cupboard.

LOUNGE (22' 6" x 11' 1") or (6.86m x 3.38m)

Textured and coved ceiling with two pendant lights, plastered and emulsioned walls, skirting and a continuation of the laminate flooring. Feature false open fireplace with wooden beam and PVCu double glazed window overlooking the front of the property and two radiators. Door leading into the kitchen/diner and door leading in a large storage space with lighting, fitted shelving and hanging rails. Door leading into the kitchen/diner.

KITCHEN/DINER/UTILITY (15' 6" max x 15' 0" max) or (4.73m max x 4.58m max)

Plastered and emulsioned ceiling with centre light and wired in smoke alarm, perspex roof to the dining area with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. A range of base and wall units with complementary roll top laminate work surfaces housing an inset stainless steel sink with chrome mixer tap, integrated double electric oven, four ring gas hob and space for under counter fridge/freezer and freestanding slim line dishwasher. Open utility space off the dining area with matching units and further work surface, space and plumbing for washing machine and tumble dryer and PVCu double glazed door leading to the rear and PVCu side panel set on dwarf wall.

FAMILY BATHROOM (8' 11" x 5' 8") or (2.73m x 1.73m)

Vaulted plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with half height tiled splash back, skirting and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome taps, bath with folding glass screen, chrome taps and overhead chrome mixer shower. Wall mounted radiator and frosted PVCu double glazed window overlooking the rear of the property.

LANDING

Via stairs with fitted carpet. Split landing with textured, papered and coved ceiling with centre light, papered walls, skirting and fitted carpet.

BEDROOM 3 (10' 1" max x 9' 2" max) or (3.07m max x 2.79m max)

Textured ceiling with centre spot lights and wired in smoke alarms, plastered and emulsioned walls with centre papered strip, skirting and fitted carpet. Cupboard housing the gas combination boiler, PVCu double glazed window overlooking the rear and radiator.



BEDROOM 2 (11' 7" x 9' 11") or (3.54m x 3.02m)

Textured, papered and coved ceiling with spot light and smoke alarm, plastered and emulsioned walls, skirting and laminate flooring in wood effect. Feature chimney breast with fitted shelving in the alcoves, radiator and PVCu double glazed window overlooking the rear of the property.

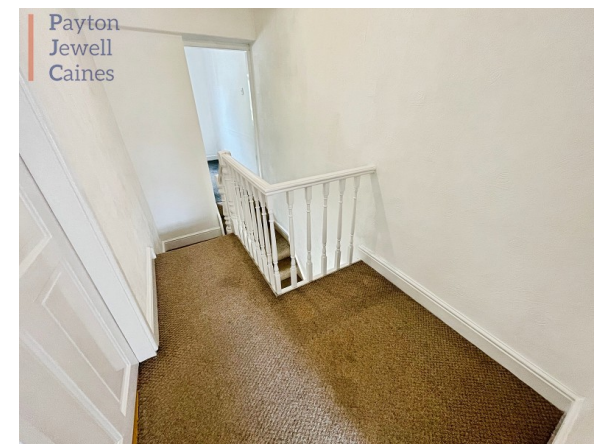
BEDROOM 1 (15' 7" max x 10' 6" max) or (4.75m max x 3.20m max)

Textured, papered and coved ceiling with centre light, plastered and emulsioned walls, skirting and fitted carpet. Chimney breast with alcoves either side, radiator and two PVCu double glazed windows overlooking the front of the property.

OUTSIDE

Small courtyard front garden enclosed with brick wall and metal gate and concrete path leading to the front door. Area of decorative stone with shrubbery.

Enclosed and private rear garden laid mainly to patio with concrete path leading to the gate to rear lane access. Block built shed and further storage shed and outside tap.



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		
(69-80) C	70	79
(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

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk