



Willesden Road, Bridgend, Bridgend
County. CF31 4RE

£209,995

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Three bedroom semi detached house with a ground floor extension providing an open plan kitchen/dining area to the rear. Entrance porch, lounge, kitchen / diner, three bedrooms, bathroom, enclosed front and rear gardens, single garage with generous driveway. Close to Bryntirion comprehensive school. NO ONWARD CHAIN.

£209,995 - Freehold

- Extended THREE bedroom semi detached house
- Detached single garage with driveway parking
- Gas combination boiler
- Well presented throughout
- IDEAL FIRST TIME PURCHASE
- EPC - D
- NO ONGOING CHAIN



DESCRIPTION

Three bedroom semi detached house with a ground floor extension providing an open plan kitchen/dining area to the rear. Entrance porch, lounge, kitchen / diner, three bedrooms, bathroom, enclosed front and rear gardens, single garage with generous driveway. Close to Bryntirion comprehensive school. NO ONWARD CHAIN.

Key Features

FREEHOLD

Extended to the rear

Close to Bryntirion Secondary school

Close to Llangewydd Juniors and Cefn Glas Primary schools

Gas combi boiler

NO ONWARD CHAIN

ENTRANCE PORCH

Via part glazed PVCu front door and finished with part emulsioned/part papered walls, two aspects of PVCu double glazed windows, skirting and carpet tiled floor. Frosted glazed door leading into the lounge.

LOUNGE (14' 7" x 13' 9") or (4.45m x 4.20m)

Benefiting from dual aspect natural light via PVCu double glazed window to the side and to the front with fitted vertical blind and finished with a coved ceiling, central light fitting, papered and emulsioned walls with one feature papered wall, skirting and LVT wood effect flooring. Wall mounted feature fireplace. Stairs to the first floor. Glazed door leading through into the open plan kitchen/diner.

DINING AREA (14' 9" max x 10' 0" max) or (4.50m max x 3.05m max)

Overlooking the side of the property via PVCu double glazed window with a fitted vertical blind and finished with coved ceiling, two matching ceiling lights, papered and emulsioned walls, skirting and a continuation of the wood effect LVT flooring. Under stair storage cupboard. Additional storage cupboard with shelving and radiator. Open arch way and peninsular worktop through to the kitchen area.

KITCHEN (13' 1" x 10' 2") or (4.00m x 3.10m)

Dual aspect natural light via PVCu double glazed window to the side and to the rear both with fitted Venetian blinds and finished with central light fitting, full height ceramic tiles to the wall and to the floor. Wall mounted Vaillant gas fired combination boiler. A range of low level and wall mounted kitchen units in cream with a high gloss roll top work surface. Inset one and a half basin sink with swan neck tap. Space for gas cooker. Plumbing for automatic washing machine and space for tumble dryer. Plumbing for slimline dishwasher (all available if required). Integrated extractor hood. Part glazed PVCu door leading out to the rear garden.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden banister. Access to loft storage, coved ceiling, papered and emulsioned walls, PVCu double glazed window overlooking the side, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, central light fitting, coved ceiling, full height ceramic tiled walls, radiator and fitted carpet. Three piece suite in white comprising WC, wash hand basin and bath with over bath plumbed shower.



BEDROOM 2 (8' 6" x 9' 0") or (2.60m x 2.75m)

Overlooking the rear garden via PVCu double glazed window and finished with coved ceiling, papered walls with a high level feature border, skirting and fitted carpet. Fitted storage comprising two single wardrobes, one double, one chest of drawers, one bedside table, additional drawers and over bed cupboards.

BEDROOM 1 (15' 1" x 8' 6") or (4.60m x 2.60m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, papered and emulsioned walls with a high level feature border, skirting and fitted carpet. Fitted storage comprising two double fitted wardrobes plus one single, bedside cabinets over bed cupboard space, dressing table and shelving.

BEDROOM 3 (12' 2" x 5' 11") or (3.70m x 1.80m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, papered walls, skirting and fitted carpet. Fitted storage cupboard with shelving above the stairs.

OUTSIDE

Enclosed rear garden laid to patio and lawn with raised beds. Additional rear patio with greenhouse and an additional space behind the garage.

Enclosed front garden laid to lawn with mature trees and shrubs to the perimeter. Concrete driveway suitable for parking up to five cars.

DETACHED GARAGE (18' 4" x 8' 0") or (5.60m x 2.45m)

PVCu double glazed double doors, PVCu double glazed window overlooking the garden, fluorescent strip light, power sockets and painted concrete floor. External power to the rear.

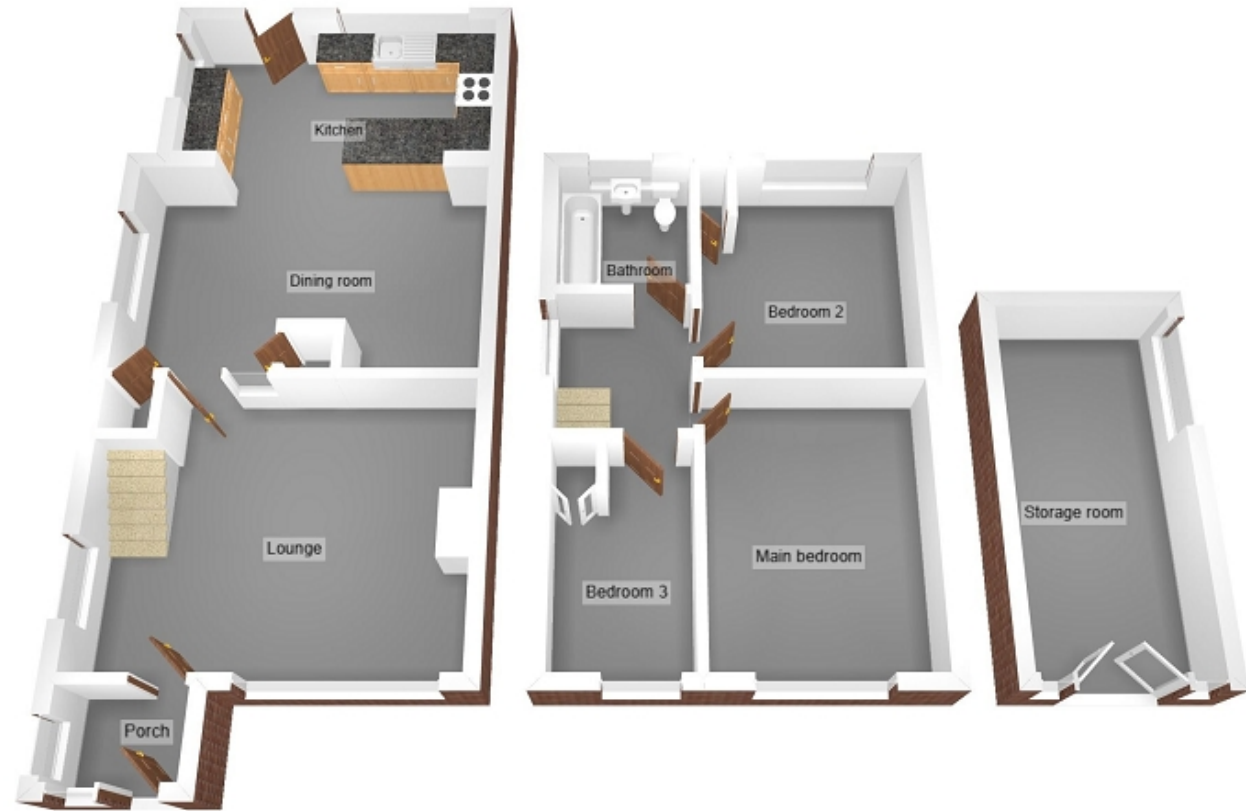


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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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