



Payton
Jewell
Caines

Westminster Way, Cefn Glas, Bridgend
County. CF31 4QX

£265,000

PJC PAYTON
JEWELL
CAINES

Westminster Way, Cefn Glas, Bridgend County. CF31 4QX

Five bedroom semi detached house comprising entrance hall, lounge/diner, kitchen, first floor bathroom, front and rear gardens, DRIVEWAY PARKING and INTEGRAL GARAGE. Sold with NO ONGOING CHAIN. Viewing recommended.

£265,000 - Freehold

- Five bedroom semi detached house
- Lounge/diner
- First floor bathroom
- Enclosed rear garden
- Integral garage and driveway parking
- No ongoing chain/ EPC - D / Council tax - C



DESCRIPTION

Five bedroom semi detached house comprising entrance hall, lounge/diner, kitchen, first floor bathroom, front and rear gardens, DRIVEWAY PARKING and INTEGRAL GARAGE. Sold with NO ONGOING CHAIN. Viewing recommended.

ENTRANCE

Via aluminium part glazed/part obscured door with side panel into the entrance hall.

ENTRANCE HALL

Emulsioned and textured ceiling with centre light and coving, artexed and emulsioned walls, skirting, fitted carpet, radiator and under stairs storage. Stairs leading to the first floor.

KITCHEN (15' 10" max x 11' 0" max) or (4.82m max x 3.35m max)

Via wooden part glazed door. Emulsioned and artexed ceiling, emulsioned and papered walls and tiled flooring. A range of high gloss wall and base units with marble effect work surfaces, tiling to the splash back areas and decorative border. Stainless steel sink drainer with chrome mixer tap, space for under counter appliances, space for cooker and breakfast bar area. Boiler, PVCu double glazed window overlooking the rear garden and PVCu door with obscured glass and side window panel to the rear garden. Wooden glazed door leading into the lounge/diner.

LOUNGE/DINER (24' 8" max x 10' 4" max) or (7.53m max x 3.15m max)

Narrowing to 2.71m. Skimmed and artexed ceiling with coving, ceiling light, emulsioned and papered walls, skirting, fitted carpet, large PVCu double glazed window overlooking the front of the property with tiled window sill, curtain pole and blinds to remain. PVCu window to the rear and PVCu door leading out to the rear garden, curtain pole, radiator and wall light.

The lounge area is finished with a chimney breast with marble hearth and wooden fire surround housing a gas fire to remain (isolated not working). Centre light, wall lights and radiator.

LANDING

Split level landing finished with emulsioned and artexed ceiling with coving and centre light, emulsioned and artexed walls, skirting and fitted carpet, smoke alarm and two separate attics with separate access. Doors leading off.

BEDROOM 1 (13' 0" x 10' 0") or (3.96m x 3.05m)

Emulsioned and textured ceiling, emulsioned and papered walls, skirting, light grey wood effect herringbone vinyl flooring, radiator and PVCu double glazed window overlooking the front of the property. Curtain track to remain and ceiling light.

BEDROOM 2 (10' 9" x 9' 11") or (3.28m x 3.01m)

Emulsioned and artexed ceiling with coving, centre light, emulsioned and papered walls, skirting, exposed floorboards, radiator and PVCu window overlooking the enclosed rear garden with curtain track. Built in wardrobe to remain. Airing cupboard with hot water tank.



BEDROOM 3 (13' 7" x 7' 4") or (4.15m x 2.24m)

Emulsioned and artexed ceiling with centre light, emulsioned and papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property and curtain track to remain.

BEDROOM 4 (10' 0" x 7' 5") or (3.06m x 2.25m)

Emulsioned and artexed ceiling, emulsioned and papered walls, skirting, fitted carpet, radiator, centre light and PVCu double glazed window overlooking the rear garden with curtain track.

BEDROOM 5 (9' 11" x 6' 4") or (3.02m x 1.94m)

Emulsioned and artexed ceiling, ceiling light, emulsioned and papered walls, skirting, light wood laminate flooring, radiator and PVCu window overlooking the front of the property with curtain track. Built in wardrobe/storage cupboard.

BATHROOM (7' 3" x 6' 5") or (2.21m x 1.96m)

Emulsioned and artexed ceiling, part tiled / part emulsioned tongue and groove walls, centre light, non slip vinyl flooring, storage, PVCu obscured window overlooking the rear garden with roller blind to remain and radiator. Three piece suite comprising p shaped bath with overhead electric shower, chrome mixer taps and glass curved shower screen, wash hand basin with chrome taps and low level w.c.

OUTSIDE

Concrete driveway to the front with parking for two cars and integral garage. The garden is bound to one side with dwarf wall and laid to lawn with shrub borders. Step leading to the front door.

Enclosed rear garden mainly laid to lawn and bound by part wall and feather board, patio area with steps up to the garden, flagstone path, seating area and mature shrub borders.

GARAGE (17' 4" x 7' 5") or (5.29m x 2.26m)

Integral garage, metal up and over door, power, LED strip light and gas meter.

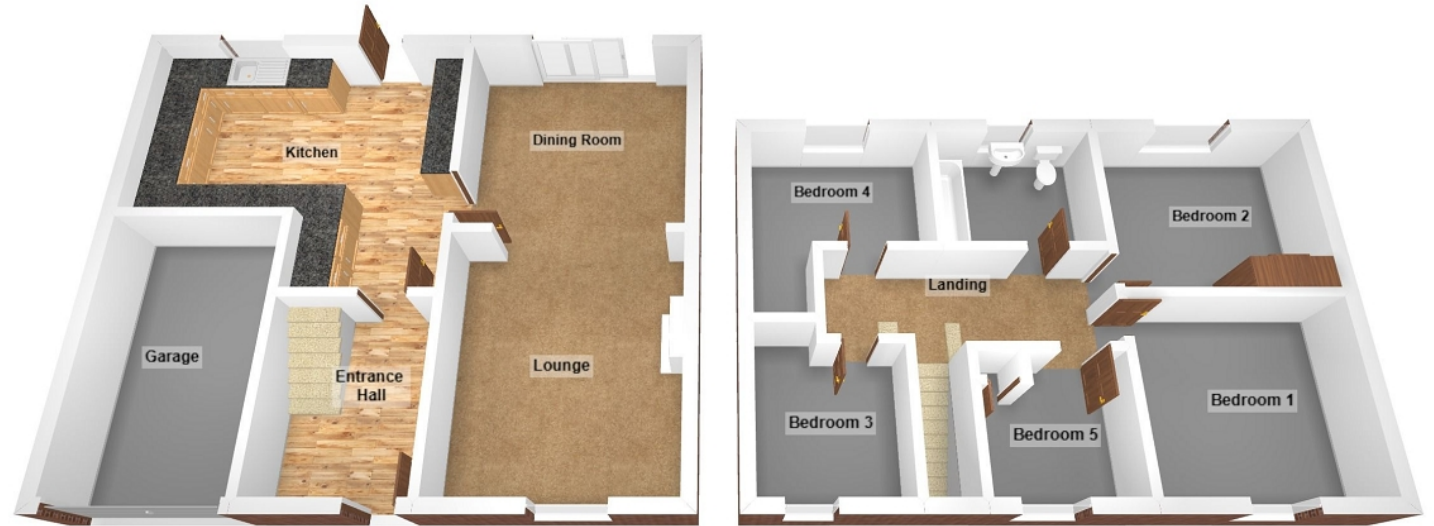


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(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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