

Payton
Jewell
Caines



Dunraven Street, Aberkenfig, Bridgend,
Bridgend County. CF32 9AS

£119,950

PJC PAYTON
JEWELL
CAINES

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Three bedroom mid terraced house comprising entrance hall, two reception rooms, kitchen, ground floor shower room and enclosed rear garden. The property requires full modernisation throughout and is sold as seen. Ideal first time or investment purchase.

£119,950 - Freehold

- Three bedroom mid terraced house
- In need of modernisation throughout
- Two reception rooms
- Ground floor shower room
- Enclosed rear garden, EPC - / Council tax -
- Sold as seen



DESCRIPTION

Three bedroom mid terraced house comprising entrance hall, two reception rooms, kitchen, ground floor shower room and enclosed rear garden. The property requires full modernisation throughout and is sold as seen.

The property is situated within the village of Aberkenfig which is well served with local shops, schools and amenities. The property is conveniently positioned for quick and easy access to Tondy train station, McArthur Glen Designer Outlet, the M4 corridor as well as Bridgend town centre. This property would make an ideal first time purchase or investment opportunity.

ENTRANCE

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

ENTRANCE HALL

Textured and papered ceiling with centre light, textured and papered walls, skirting, exposed concrete floor, wall mounted electric consumer box hidden in a built in storage cupboard. Doors leading to the first and second reception room.

RECEPTION 1 (12' 11" x 11' 4") or (3.94m x 3.45m)

Textured and papered ceiling with centre light, textured and papered walls, skirting and exposed concrete flooring. Feature chimney breast with feature electric fire, tiled hearth and wooden surround. Built in storage cupboard either side of the chimney breast, one housing the gas meter. Large wooden single glazed window overlooking the front of the property.

RECEPTION 2 (16' 10" x 11' 5") or (5.14m x 3.47m)

Textured, papered and coved ceiling with centre light, textured walls, skirting and continuation of the concrete flooring, Built in gas fire with marble hearth, surround and mantle. Built in storage cupboard either side of the chimney breast. Door leading into the kitchen and doorway leading to the stairs leading to the first floor. Double glazed timber framed window overlooking the rear of the property.

KITCHEN (8' 9" x 5' 8") or (2.67m x 1.72m)

Plastered and emulsioned ceiling with centre strip light and smoke alarm, skirting, plastered and emulsioned walls with tiling to the splash back areas in white gloss with centre strip tile and vinyl flooring. A range of base and wall units with complementary roll top work surfaces housing an inset stainless steel sink with chrome mixer tap. Space for freestanding fridge/freezer, gas cooker and double glazed timber framed window overlooking the side of the property. Single glazed and frosted timber door leading out to the rear garden and door leading to the downstairs shower room.

SHOWER ROOM (8' 6" x 3' 9") or (2.59m x 1.14m)

Plastered and emulsioned ceiling with centre strip light, wood clad walls in tongue and groove, skirting, white gloss tiling with centre strip to the shower area, skirting and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin and good sized walk in shower with overhead electric shower with sliding glass door. Double glazed frosted timber window overlooking the rear of the property.



LANDING

Exposed wooden treads with fitted handrail. Textured and papered ceiling with pendant light and access to the loft, textured and papered walls, skirting and exposed wooden floorboards. Double glazed timber window overlooking the rear of the property. Doors leading to three bedrooms.

BEDROOM 1 (14' 1" x 8' 0") or (4.29m x 2.44m)

Dry lined paper ceiling, textured and papered walls, skirting and continuation of the exposed floorboards. Feature fireplace and single glazed timber window overlooking the front.

BEDROOM 2 (10' 8" x 7' 5") or (3.24m x 2.26m)

Textured and papered ceiling with pendant light, textured and papered walls, skirting, continuation of the exposed wooden floorboards and a single glazed timber window overlooking the front.

BEDROOM 3 (10' 2" x 8' 10") or (3.11m x 2.68m)

Textured ceiling with pendant light, textured and papered walls, skirting, continuation of the exposed floorboards and double glazed timber window overlooking the rear.

OUTSIDE

Good sized enclosed rear garden boarded with hedgerow to the left and block built wall to the right, area of patio, mainly laid to lawn with concrete pathway leading to the rear. Well matured Acer tree and further patio area to the side.



EPC

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



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