



Payton
Jewell
Caines

Bedw Arian, Bridgend, Bridgend County.
CF31 4TP

£265,000

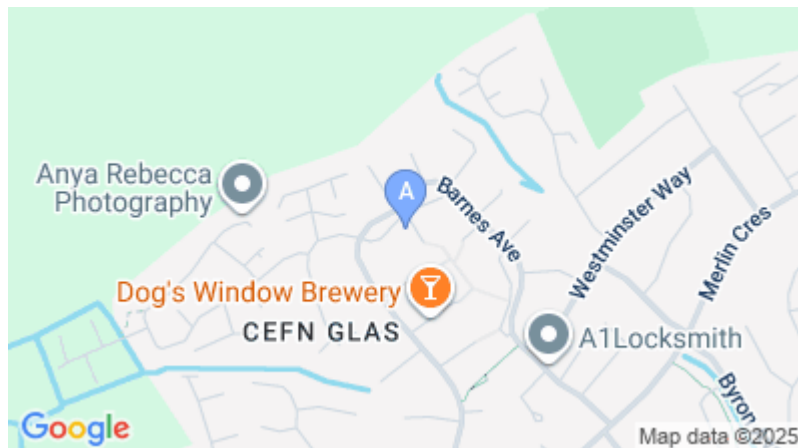
PJC PAYTON
JEWELL
CAINES

Bedw Arian, Bridgend, Bridgend County. CF31 4TP

Three bedroom DETACHED house comprising entrance hall, lounge, kitchen/diner, bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. The property is located close to Bryntirion Comprehensive School, a children's play park, Bridgend town centre and local amenities.

£265,000 - Freehold

- Three bedroom detached house
- Kitchen/diner
- First floor bathroom
- Enclosed rear garden
- Driveway parking and garage
- EPC - D / Council tax - D



DESCRIPTION

Introducing this three bedroom detached house situated on a good size plot opposite an open green and conveniently located in a well regarded area close to local amenities and good road access to Bridgend Town Centre. The property benefits from driveway parking and a garage. Viewing recommended.

ENTRANCE

Via PVCu frosted glazed door to the side of the property leading to the brick porch.

ENTRANCE HALL (5' 11" x 2' 7") or (1.80m x 0.80m)

Stippled ceiling, papered walls, fitted carpet, radiator, alarm system (currently not in use). Doors leading to the lounge and downstairs w.c.

DOWNSTAIRS W.C. (5' 7" x 2' 7") or (1.70m x 0.80m)

Stippled ceiling, emulsioned walls, fitted carpet and frosted PVCu window to the side of the property. Two piece suite comprising low level w.c. and corner wall mounted wash hand basin with stainless steel hot and cold taps and tiled splash back.

LOUNGE (11' 6" max x 16' 9" max) or (3.50m max x 5.10m max)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, two radiators and PVCu window with fitted blinds to the front of the property. Exposed brick chimney breast with wooden fire surround and mantle and marble hearth housing a coal effect gas fire. Stairs leading to the first floor with wooden balustrade. Opening into the kitchen/diner.

KITCHEN/DINER (16' 9" x 10' 6") or (5.10m x 3.20m)

PVCu French doors leading to the rear garden and fitted carpet to the dining area. The kitchen is finished with emulsioned and coved ceiling, emulsioned wall and tiled flooring. A range of wall and base units with wooden work surface housing a stainless steel sink/drainers with mixer tap and tiling to the splash backs. Four ring gas hob with glass cover, oven and extractor hood. Space for washing machine, tumble dryer and fridge/freezer. PVCu window overlooking the rear garden and PVCu frosted glazed door leading to reception 2.

RECEPTION 2 (13' 1" x 7' 7") or (4.0m x 2.30m)

Stippled and coved ceiling, emulsioned walls, attic hatch, tiled flooring, radiator, PVCu window to the rear and frosted glazed door leading out to the rear garden. Door leading into the garage.

GARAGE (16' 9" x 8' 6") or (5.10m x 2.60m)

Accessed via up and over door to the front. Electric and lighting.

LANDING

Via stairs with fitted carpet and wooden balustrade. Stippled ceiling, emulsioned walls, frosted PVCu window to the side of the property, attic access and doors leading to three bedrooms, bathroom and airing cupboard housing the Worcester boiler.



BATHROOM (5' 7" x 7' 7") or (1.70m x 2.30m)

Stippled ceiling, fully tiled walls, tiled flooring, PVCu frosted window to the rear and side of the property and stainless steel towel rail. Three piece suite comprising pedestal wash hand basin with stainless steel hot and cold taps, low level w.c. and bath with stainless steel hot and cold taps and wall mounted electric shower with stainless steel and glass bi-fold shower screen.

BEDROOM 1 (11' 2" x 9' 10") or (3.40m x 3.00m)

Stippled ceiling, emulsioned walls, fitted carpet, radiator and PVCu window with blinds to the front of the property. Fitted wardrobes, over bed storage, bedside tables and drawers.

BEDROOM 2 (9' 6" x 9' 2") or (2.90m x 2.80m)

Stippled ceiling, papered walls, radiator, fitted carpet and PVCu window overlooking the rear of the property. Wardrobes with mirrored sliding doors.

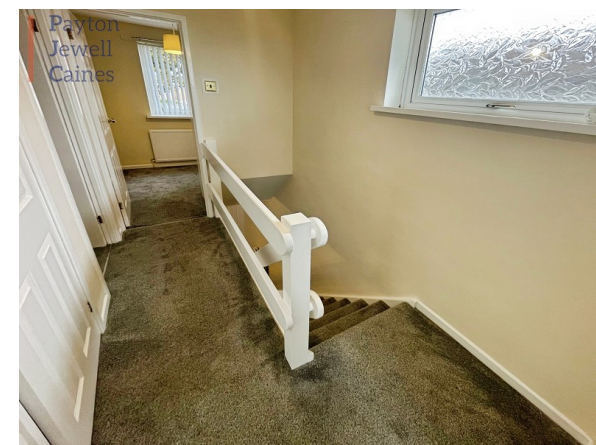
BEDROOM 3 (7' 10" x 6' 7") or (2.40m x 2.00m)

Stippled ceiling, emulsioned walls, fitted carpet, built in wardrobe of the bulk head, radiator and PVCu window with blinds to the front of the property.

OUTSIDE

Large frontage laid to lawn with mature tree, concrete driveway for ample off road parking leading to an integral garage accessed via an up and over door. Paved path leading to the front door and dwarf wall.

The rear garden is bound by wall with paved area, patio with wooden pergola, bedding area and mature shrubs. Decorative stone, grass and paved areas.



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
(55-68) D	61	
(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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