

Payton
Jewell
Caines



West Street, Aberkenfig, Bridgend,
Bridgend County. CF32 9BB

£173,000

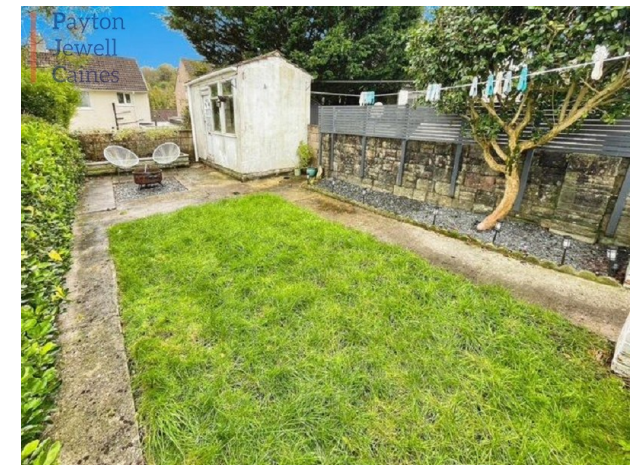
PJC PAYTON
JEWELL
CAINES

West Street, Aberkenfig, Bridgend, Bridgend County. CF32 9BB

Well presented three bedroom mid terraced house comprising entrance hall, lounge, dining room, kitchen, bathroom and enclosed and private rear garden. Viewing recommended. Ideal first time purchase.

£173,000 - Freehold

- Three bedroom mid terraced house
- Lounge and dining room
- Ground floor bathroom
- Enclosed rear garden
- Ideal first time purchase
- EPC -D / Council tax -B



DESCRIPTION

A three bedroom mid terraced house located in the centre of the popular village of Aberkenfig and within walking distance to all local amenities including the primary school, secondary school and many retail and food outlets. The property is also within a five minute drive of the M4,J36. Viewing comes highly recommended on this ideal first time purchase.

ENTRANCE

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

ENTRANCE HALL

Textured and coved ceiling with centre light, textured walls, skirting, vinyl flooring in Herringbone wood effect, wall mounted electric consumer box and radiator. Stairs leading to the first floor and door leading into the dining room.

DINING ROOM (12' 10" x 11' 8") or (3.90m x 3.55m)

Textured and coved ceiling with centre light, textured and papered walls, skirting and a continuation of the vinyl flooring. Feature fireplace with marble hearth, wooden surround and mantle (currently no fire installed). Door leading to under stairs storage with plumbing for washing machine and two wall mounted lights. Glazed door leading into the kitchen and double opening into the lounge.

LOUNGE (12' 9" x 9' 11") or (3.89m x 3.03m)

Textured and coved ceiling with centre light, textured and papered walls, skirting, continuation of the vinyl flooring and PVCu double glazed window overlooking the front of the property. Feature chimney breast with alcoves either side and built in storage space.

KITCHEN (10' 8" max x 10' 7" max) or (3.25m max x 3.23m max)

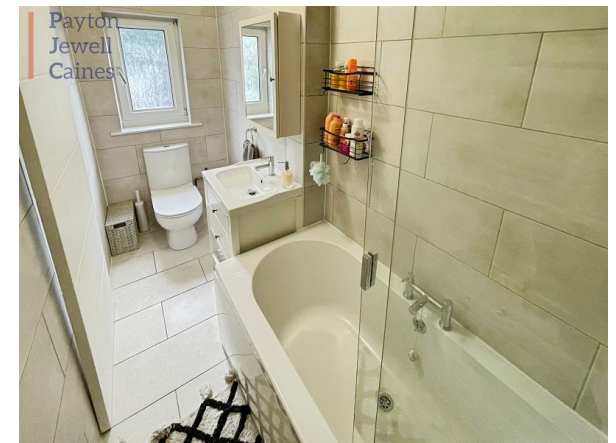
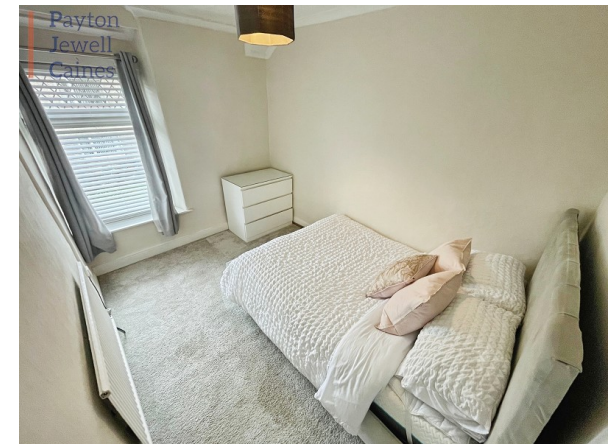
Textured and coved ceiling, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. A range of base and wall units in shaker style grey with complementary roll top laminate work tops. Integrated electric oven, four ring gas hob and overhead extractor fan and inset resin sink. Space for freestanding dishwasher and fridge/freezer, wall mounted gas combination boiler and PVCu double glazed window overlooking the rear and PVCu double glazed and frosted door leading out to the rear garden. Wall mounted vertical radiator. Sliding door leading to the family bathroom.

FAMILY BATHROOM (10' 3" max x 3' 8" max) or (3.13m max x 1.12m max)

Textured and coved ceiling with centre light, floor to ceiling tiled walls and matching tiled flooring. Three piece suite comprising low level w.c. vanity sink unit with work surface housing a ceramic sink and chrome mixer tap and wall mounted mirrored cabinet and bath with chrome mixer tap, overhead chrome mixer shower and handheld attachment with sliding glass screen. Wall mounted white towel rail radiator and frosted PVCu double glazed window overlooking the rear of the property.

LANDING

Via stairs with fitted carpet and handrail. Textured and coved ceiling with centre light and smoke alarm, textured walls, skirting, fitted carpet and frosted PVCu double glazed window overlooking the rear of the property. Doors leading to three bedrooms.



BEDROOM 1 (14' 1" x 10' 7") or (4.29m x 3.23m)

Textured and coved ceiling with pendant light, access to the loft which is fully boarded with plug in light, textured and papered walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of the property and radiator.

BEDROOM 3 (10' 4" max x 7' 10" max) or (3.15m max x 2.38m max)

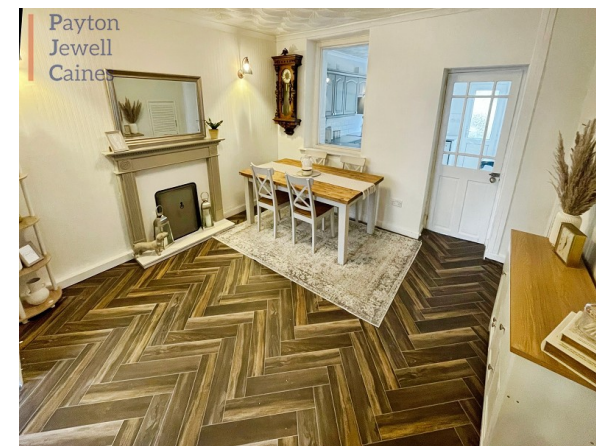
Textured and coved ceiling with centre pendant light and smoke alarm, textured and papered walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator. Built in wardrobes to one wall to remain.

BEDROOM 2 (11' 7" max x 7' 10" max) or (3.54m max x 2.39m max)

Textured and coved ceiling with centre light and smoke alarm, papered walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of the property and radiator.

OUTSIDE

Good sized enclosed and private rear garden laid to patio with decorative stone, dividing wall, pathway leading to the rear of the garden with a block built shed. Area laid to lawn and further patio to the rear with decorative stone and raised borders. Outside tap and lighting.



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		88
(69-80) C		
(55-68) D	62	
(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

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