

Payton
Jewell
Caines



Llys Y Fran, Bridgend, Bridgend County.
CF31 4TU

Offers In Region Of
£210,000

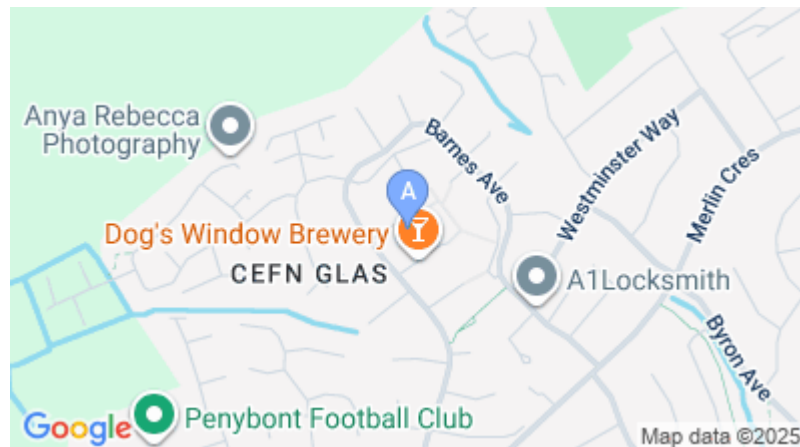
PJC PAYTON
JEWELL
CAINES

Llys Y Fran, Bridgend, Bridgend County. CF31 4TU

Four bedroom semi detached house situated in a quiet CUL-DE-SAC location. The property comprises entrance porch, hallway, lounge, dining room, kitchen, family bathroom, enclosed rear garden and OFF ROAD PARKING with charging point to the front. Viewing recommended.

Offers In Region Of £210,000 - Freehold

- Four bedroom semi detached house
- Extended property
- Four piece bathroom suite to the first floor
- Two reception rooms
- Driveway parking to the front
- Enclosed rear garden
- EPC- C / Council tax - C



DESCRIPTION

Introducing this four bedroom extended semi detached house situated in a cul-de-sac location benefiting from an enclosed rear garden, extended fitted kitchen, lounge, separate dining room, four bedrooms, family bathroom and off road parking to the front with electrical wall mounted charging point. The property is situated in a good location with good access to local Primary and Secondary Schools. Viewing is highly recommended.

ENTRANCE

Via PVCu double glazed door into the entrance porch.

ENTRANCE PORCH (5' 11" x 5' 11") or (1.80m x 1.80m)

Plastered ceiling and walls, PVCu double glazed windows to both sides, concrete flooring, electric socket and radiator. Opening into the entrance hall.

ENTRANCE HALL

Stippled and coved ceiling, papered walls, smoke alarm and fitted carpet. Stairs with fitted carpet leading to the first floor and doors leading to the lounge and dining room.

DINING ROOM

Plastered ceiling and walls, concrete flooring, PVCu window with fitted blinds to the front of the property and radiator. Opening into the kitchen.

KITCHEN (16' 1" x 10' 2" min) or (4.90m x 3.10m min)

Emulsioned and coved ceiling, tiled flooring, PVCu frosted double glazed door leading out to the rear garden and PVCu double glazed window with fitted blinds to the rear. A range of wall and base units with complementary work surfaces housing a stainless steel Blanco one and half sink drainer with stainless steel mixer tap. Stainless steel four ring gas burner with extractor above, hot point double oven and space for freestanding washing machine, dishwasher and fridge/freezer. Door leading into the lounge.

L-SHAPED LOUNGE (23' 7" max x 13' 5" max) or (7.20m max x 4.10m max)

Measurements narrow to 2.5m.

Papered and coved ceiling, papered walls with dado rail, fitted carpet, two radiators, PVCu double glazed window to the front and PVCu double glazed French doors leading out to the rear both with fitted blinds. Marble fire surround and hearth with gas fire.

LANDING

Via stairs with fitted carpet, wooden balustrade and handrail. Papered and coved ceiling with attic hatch, smoke alarm, papered walls, fitted carpet, doors leading to four bedrooms, family bathroom and airing cupboard.

BEDROOM 1 (17' 9" x 6' 11") or (5.40m x 2.10m)

Artexed and coved ceiling, papered walls, radiator, PVCu double glazed window to the front of the property with fitted blinds, fitted carpet and fitted wardrobes.

BEDROOM 2 (10' 6" max x 12' 2" max) or (3.20m max x 3.70m max)

Stippled and coved ceiling, papered walls, fitted carpet, built in wardrobes, radiator and PVCu double glazed window to the front of the property.



BEDROOM 3 (10' 6" max x 8' 6" max) or (3.20m max x 2.60m max)

Stippled and coved ceiling, emulsioned walls, radiator, fitted carpet and PVCu double glazed window with fitted blinds to the rear of the property.

BEDROOM 4 (8' 2" x 8' 2") or (2.50m x 2.50m)

Stippled and coved ceiling, fitted carpet, radiator and PVCu double glazed window with fitted blinds to the front of the property. Door leading to storage area over the bulk head.

FAMILY BATHROOM (14' 1" x 5' 3") or (4.30m x 1.60m)

Emulsioned ceiling, aqua panelled walls, two frosted PVCu double glazed windows with fitted roller blinds, tile effect vinyl flooring and radiator. Four piece suite comprising shower cubicle with stainless steel mixer shower and hand attachment and glass and stainless steel sliding door, low level w.c. and vanity wash hand basin with stainless steel mixer tap and storage below and bath with stainless steel mixer tap and hand attachment.

OUTSIDE

Concrete driveway to the front, laid to lawn with mature hedgerow. Extended porch and side extension. Electric car charging point.

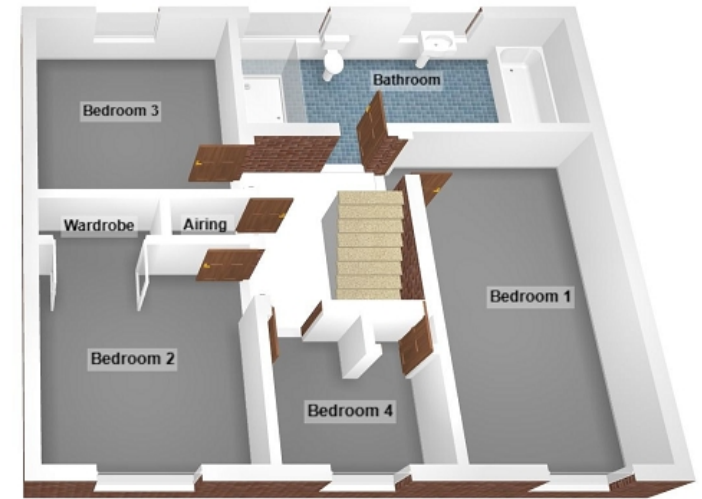
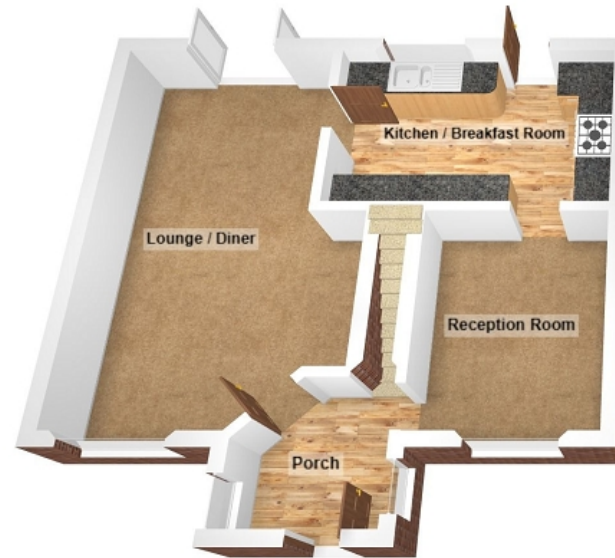
The rear garden is enclosed by wall and fencing with mature trees. Laid to paving and lawned areas with storage shed.



Floorplan & EPC

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



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

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk