

Payton
Jewell
Caines



Acland Road, Bridgend, Bridgend County.
CF31 1TF

£219,500

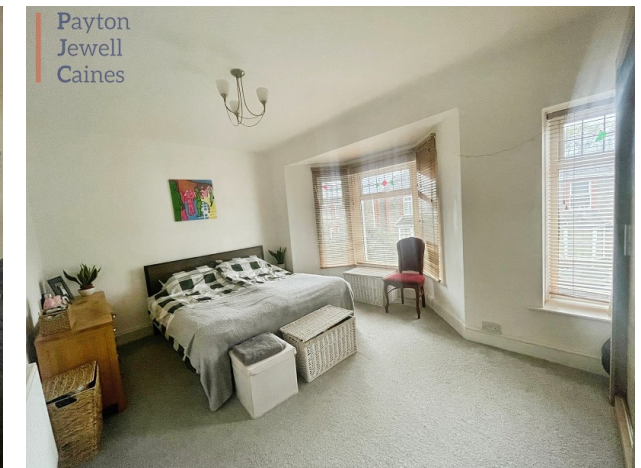
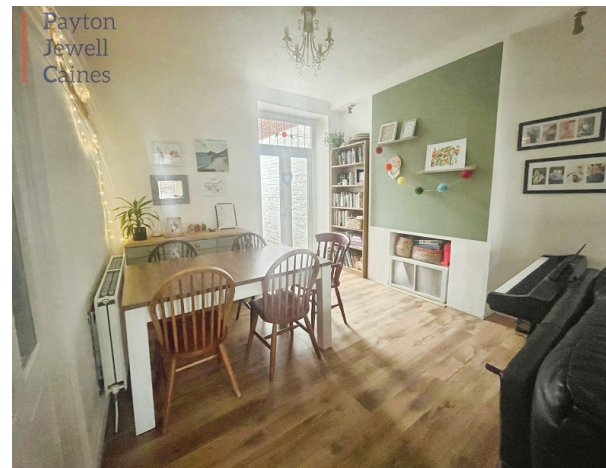
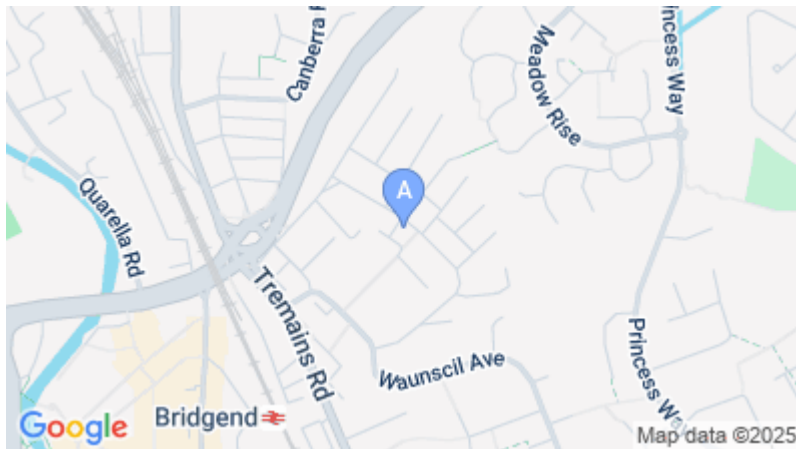
PJC PAYTON
JEWELL
CAINES

Acland Road, Bridgend, Bridgend County. CF31 1TF

Three bedroom mid terrace house comprising entrance porch, entrance hall, LOUNGE/DINER, kitchen, UTILITY, DOWNSTAIRS WC, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING.

£219,500 - Freehold

- Three bedroom mid terrace house
- Lounge/diner
- Utility/ Downstairs WC
- Bathroom to the first floor
- Enclosed rear garden/ Off road parking
- EPC - D , Council tax band - C



DESCRIPTION

Three bedroom mid terrace house comprising entrance porch, entrance hall, lounge/diner, kitchen, utility, downstairs WC, three bedrooms, family bathroom, enclosed rear garden and off road parking.

Conveniently located within walking distance of Bridgend town centre providing access to the mainline train station, bus garage, shops and restaurants. Good road links to the M4 corridor at junction 36 and McArthur Glen designer outlet.

ENTRANCE PORCH

Via PVCu frosted glazed front door with leaded glazed top panel, finished with emulsioned ceiling and walls, partial tiled walls and fitted carpet. Opening into the hallway.

ENTRANCE HALL

Artex ceiling, Victorian original features, emulsioned walls with dado rail, radiator and fitted carpet. Doors leading to lounge, dining area, downstairs WC and kitchen. Spindle staircase leading to the first floor.

LOUNGE/DINER (24' 3" x 11' 2") or (7.40m x 3.40m)

Measurements into the bay. Textured and coved ceiling, emulsioned walls, PVCu bay fronted window, radiator and laminate flooring. Wooden fire surround with slate hearth and log burner. Arch way leading to diner which is finished with textured and coved ceiling, emulsioned walls, radiator and a continuation of the laminate flooring. PVCu French doors to the rear garden.

KITCHEN (11' 10" x 10' 2") or (3.60m x 3.10m)

Emulsioned ceiling and walls, tiling to splash back areas, PVCu window overlooking the side elevation and tiled flooring. A range of wall and base units with complementary work surface. Space for freestanding fridge/freezer, space for dishwasher and space for freestanding Range cooker with stainless steel extractor hood. Porcelain one and a half basin sink and drainer with mixer tap. Door leading to utility.

UTILITY (4' 7" x 10' 6") or (1.40m x 3.20m)

Textured ceiling, emulsioned walls and tile effect vinyl flooring. PVCu stable door to the rear. PVCu window overlooking the rear. Space and plumbing for washing machine. Space for tumble dryer. Work surface.

FIRST FLOOR LANDING

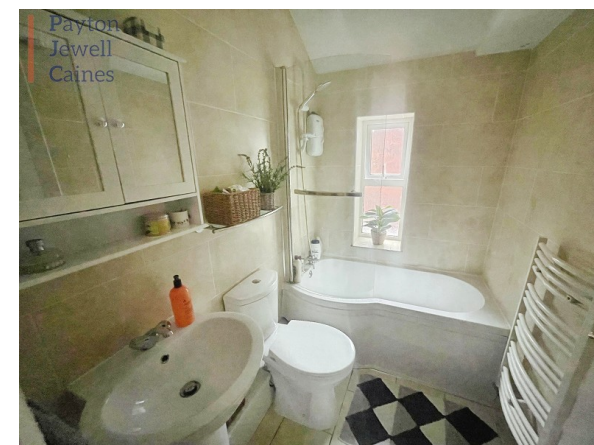
Via stairs with spindle balustrade and fitted carpet. Emulsioned and coved ceiling, access to attic, emulsioned walls with dado rail and panelling. Split level landing with doors leading to three bedrooms and bathroom.

BEDROOM 1 (16' 5" x 12' 6") or (5.00m x 3.80m)

Emulsioned ceiling and walls, PVCu bay fronted window and further PVCu window overlooking the front, radiator and fitted carpet.

BEDROOM 2 (10' 10" x 10' 6") or (3.30m x 3.20m)

Textured ceiling, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet.



BEDROOM 3 (6' 7" x 10' 2") or (2.00m x 3.10m)

Emulsioned ceiling and walls with one feature papered wall, PVCu window overlooking the rear of the property, radiator and fitted carpet.

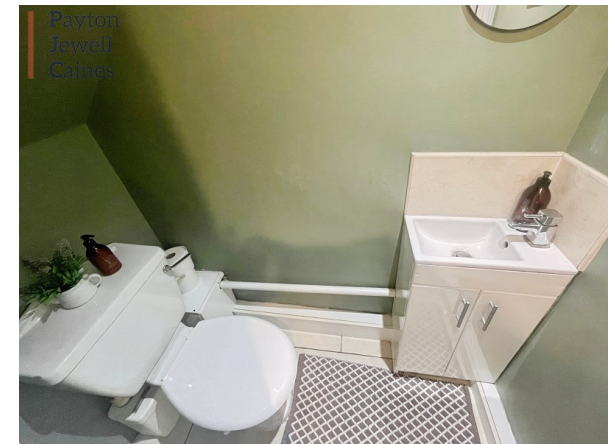
FAMILY BATHROOM (4' 7" x 6' 11") or (1.40m x 2.10m)

Emulsioned ceiling with spot lights, tiled walls, towel radiator and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and P shaped bath with mixer tap, hand shower attachment and glass shower screen.

OUTSIDE

The rear garden is enclosed with area laid to lawn, decorative stone areas, patio area ideal for garden furniture. Mature shrubs and trees. Steps leading up to concrete hard standing for parking with a roller shutter door to the lane.

Enclosed front garden bounded by wall and wrought iron gate with footpath and step leading to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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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