Payton Jewell Caines



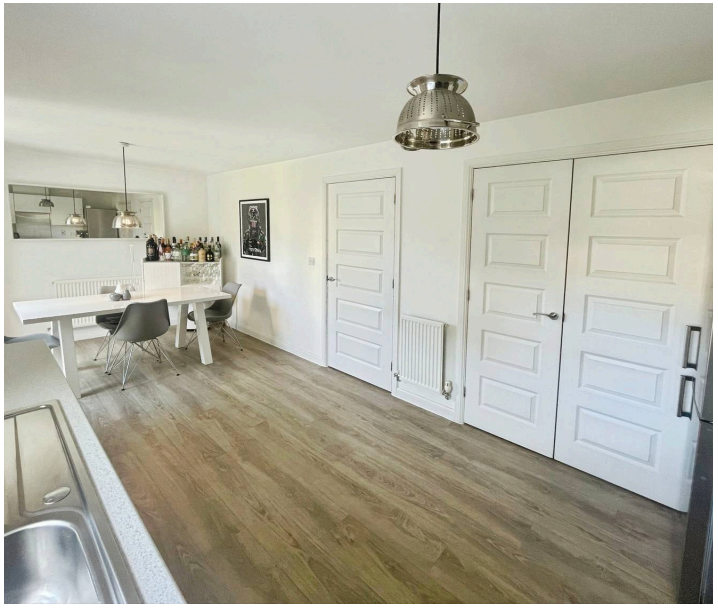
27 Pen Y Berllan, Bridgend - CF31 4QQ

Bridgend

£299,995







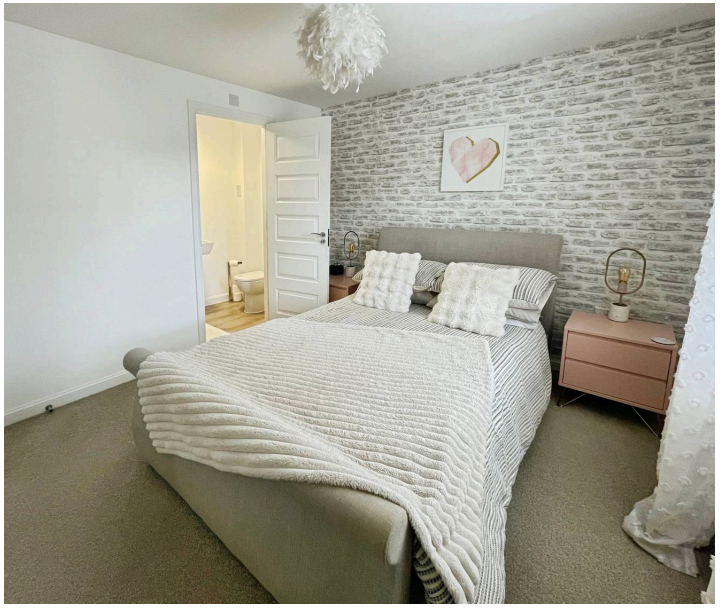
27 Pen Y Berllan

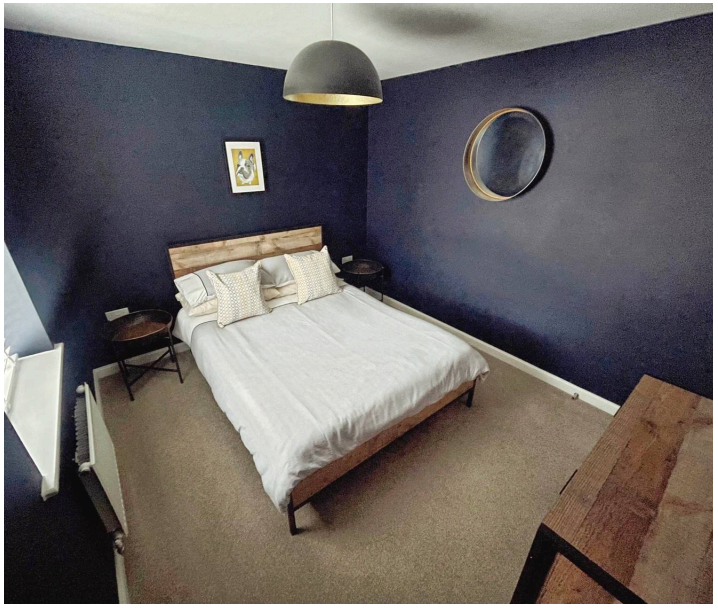
Bridgend

Introducing this beautifully presented modern detached home within walking distance of Bridgend town centre and Cefn Glas Primary and Bryntirion Comprehensive schools. The property was originally constructed by Barrett Homes and benefits from two reception rooms, open plan kitchen / diner, downstairs w.c. en suite to master bedroom family bathroom, low maintenance rear garden, driveway parking and garage. Ideal for a growing family. Viewing recommended.

- Three bedroom detached house
- Kitchen/diner
- Downstairs w.c, family bathroom and ensuite
- Enclosed low maintenance rear garden
- Driveway parking and garage
- Cul-de-sac location
- Walking distance of Cefn Glas Primary and Bryntirion Comprehensive
- EPC-B







Entrance
Via composite door with decorative centre panel leading into the entrance hall.

Entrance Hall
Centre light, smoke alarm, fitted carpet, radiator and door leading into a storage area housing the consumer unit and door leading to the downstairs w.c.

Downstairs W.C
5' 0" x 2' 5" (1.52m x 0.74m)
Centre light, skirting, wood effect vinyl flooring, radiator and PVCu obscured window to the side of the property. Two piece suite comprising corner pedestal wash hand basin with chrome mixer tap and low level w.c. with tiling to the splash back and window sill.

Lounge
16' 2" x 12' 10" (4.93m x 3.90m)
Overlooking the front of the property via large PVCu box bay window and finished with centre light, skirting, fitted carpet and two radiators.

Kitchen/diner
19' 10" x 8' 9" (6.04m x 2.66m)
Two centre lights, skirting, radiator, PVCu window overlooking the rear garden and French doors leading out to the rear garden. Vinyl flooring in wood effect, built in storage providing a utility area with power and housing the washing machine. A range of wall and base units in high gloss white with chrome handles and granite effect square edge work surfaces with complementary up stands. Boiler housed within a kitchen cupboard. Built in single oven, stainless steel four ring gas burner with stainless steel splash back and extractor above. Integrated dishwasher and stainless steel sink drainer with swan neck mixer tap. Space for freestanding fridge/freezer and two radiators.

Landing
Via dog leg staircase. Centre light, smoke alarm and large attic access. Fitted carpet, radiator and window overlooking the side of the property. Panelled door leading into an airing cupboard and an additional storage cupboard over the buik head.

Bedroom 1
11' 11" x 9' 11" (3.64m x 3.03m)
Overlooking the front of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling, emulsioned walls with one feature papered wall, skirting, radiator and fitted carpet. Door leading into the ensuite.

Ensuite
Centre light, condenser unit, skirting, wood effect laminate flooring, radiator and obscured window overlooking the side of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and double shower with wall mounted electric shower and glass screen.

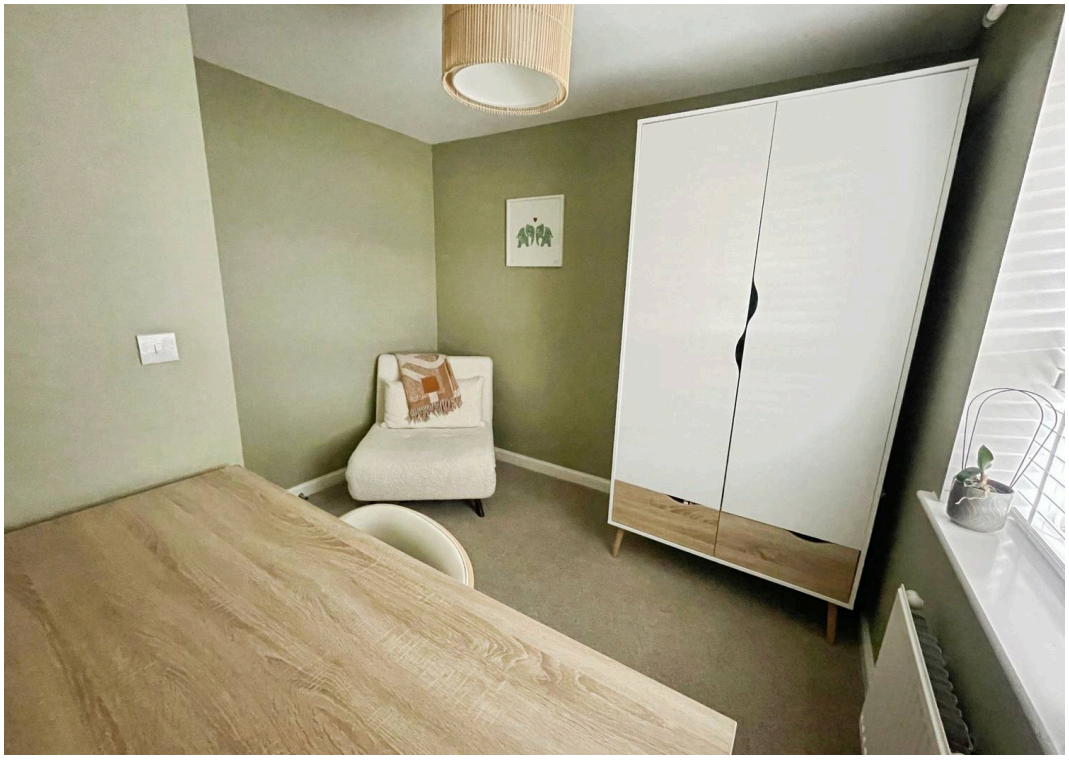
Bedroom 2
12' 3" x 10' 5" (3.74m x 3.18m)
Overlooking the rear of the property via PVCu double glazed window and finished with centre light, skirting, fitted carpet and radiator.

Bedroom 3
8' 11" x 8' 8" (2.72m x 2.64m)
Overlooking the rear of the property via PVCu double glazed window and finished with skimmed and emulsioned ceiling and walls, centre light, skirting, radiator and fitted carpet.

Bathroom
7' 0" x 5' 9" (2.13m x 1.74m)
Overlooking the front of the property via PVCu obscured window and finished with inset spot lights and fully tiled walls. Three piece suite comprising bath, waterfall shower, wall mounted controls, bath with tiled bath panel, w.c. and wash hand basin with vanity unit for storage and matt black column radiator.

Outside
Enclosed low maintenance rear garden bound by feather board fencing and neighbouring garages. Lovely patio area with a paved border and Astroturf area. Additional storage area behind the garage laid to shale. Side access. Low maintenance front garden with mature shrub borders and paved pathway leading to the front door. Tarmac driveway with parking for 2 cars and access to the garage via an up and over door.

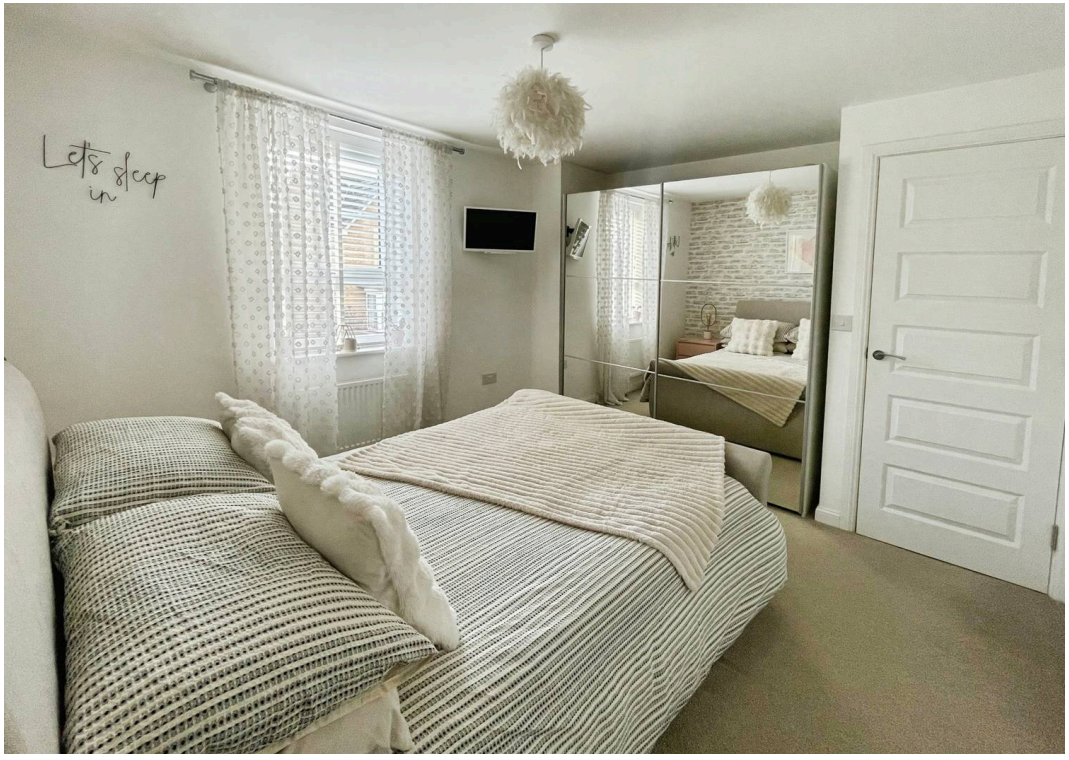


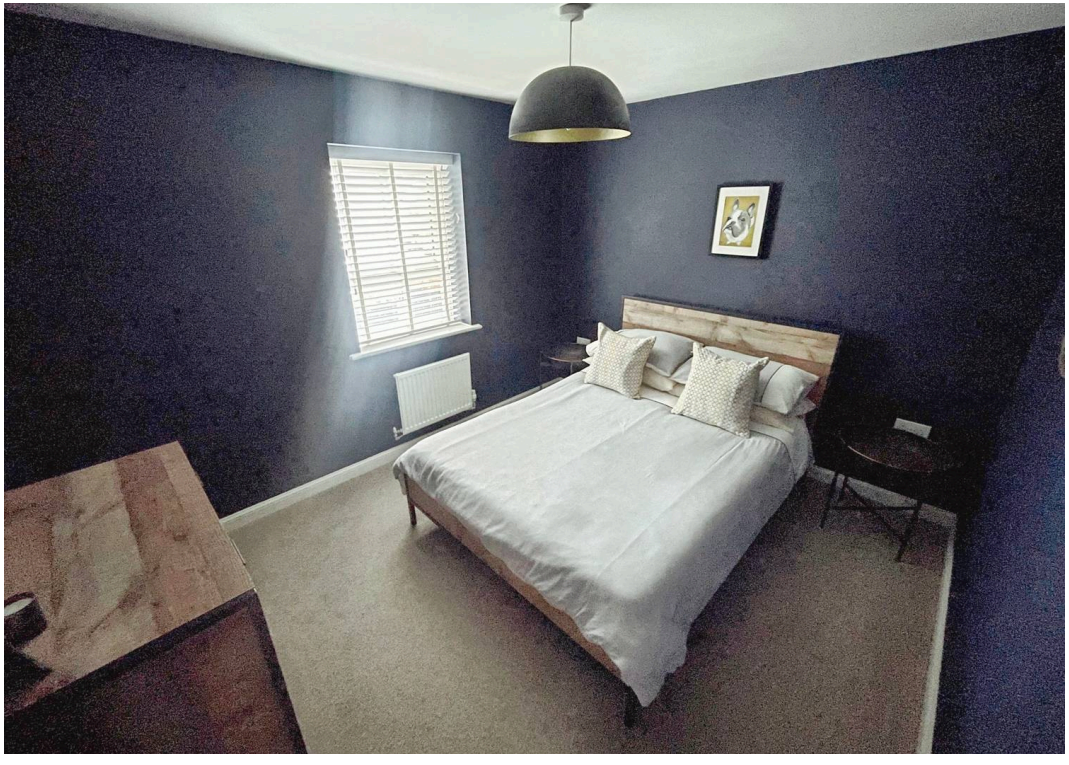


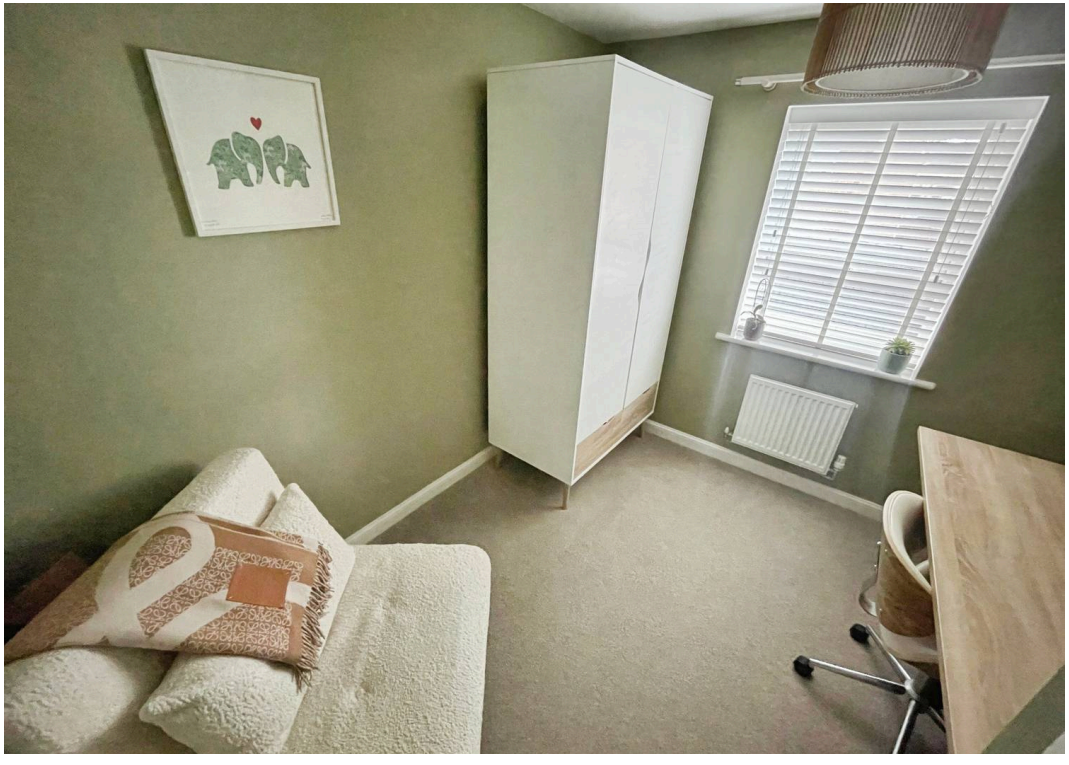







Lets sleep
in













Payton Jewell Caines



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