Payton Jewell Caines



32 Ystrad Fawr, Bridgend - CF31 4HP

Bridgend

Offers in Region of £250,000







32 Ystrad Fawr

Bridgend

This spacious four bedroom terraced house offers versatile and comfortable living ideal for families or those seeking additional space. The property features a welcoming entrance hall that leads to a bright and airy kitchen/diner, perfect for both everyday meals and entertaining guests. A convenient downstairs WC and practical utility space add to the functionality of the ground floor. A conservatory, provides an additional flexible area that can be used as a dining room, playroom, or relaxation space. Upstairs, four well-proportioned bedrooms offer ample accommodation, complemented by a modern family bathroom. The property benefits from off road parking (a valuable feature in this location) and has been thoughtfully designed throughout to maximise comfort and ease of living. With contemporary finishes and neutral décor, this home is ready for immediate occupation and allows buyers the opportunity to add their own personal touches. Situated in a sought-after residential area with excellent access to local amenities, schools, and transport links, this property is an ideal choice for those looking for a well-appointed family home. Early viewing is highly recommended to appreciate the space and quality on offer.







- Four bedroom terraced house
- Conservatory
- Kitchen/diner plus downstairs WC and utility space
- Off road parking
- Landscaped low maintenance rear garden
- EPC-C

Entrance Porch

5' 3" x 3' 7" (1.60m x 1.10m)

Via part frosted glazed composite front door into the entrance porch. Part wood panelled walls and fitted carpet. PVCu double glazed window overlooking the front and side of the property. PVCu double glazed door leading into the entrance hall.

Entrance hall

One wood panelled wall, radiator and wood effect LVT flooring. Doors leading to lounge and kitchen/diner. Stairs leading to the first floor. Door to under stairs storage cupboard.

Lounge

16' 2" x 12' 6" (4.94m x 3.81m)

Centre fan light, two large PVCu double glazed windows overlooking the front of the property, two radiators and a continuation of the LVT flooring.

Open plan kitchen/diner

22' 5" x 9' 6" (6.84m x 2.89m)

Smoke alarm, PVCu double glazed window overlooking the rear of the property, radiator, glass splash back and marble effect flooring. A range of handle free wall and base units in a gloss slab effect grey with square edge complementary work surfaces. Integrated double electric oven. Space for freestanding American style fridge/freezer. Integrated dishwasher. Five ring gas hob with overhead extractor fan. Inset one and a half resin sink with black mixer tap. Space for family dining room table and chairs. Double opening into the conservatory. Opening to inner hall which leads to downstairs WC and utility space.

Conservatory
10' 3" x 8' 11" (3.13m x 2.72m)
Glass roof, PVCu double glazed units set on dwarf walls, PVCu double glazed French doors leading out to the rear garden, radiator, wall mounted lights and a continuation of the marble effect flooring.

Inner hallway
PVCu double glazed door leading out to the rear garden. Access to the downstairs WC and utility.

Downstairs WC
3' 5" x 3' 1" (1.05m x 0.93m)
One feature tiled wall, wall mounted mirrored cabinet, white towel radiator and a continuation of the marble effect flooring. Two piece suite comprising low level WC and wall mounted ceramic sink with black mixer tap.

Utility
7' 7" x 6' 11" (2.31m x 2.12m)
PVCu double glazed window overlooking the rear of the property, radiator and a continuation of the marble effect flooring. Space and plumbing for washing machine and tumble dryer.

First floor landing
Via stairs with hand rail and fitted carpet. Access to loft, radiator and fitted carpet.

Family bathroom
7' 5" x 6' 9" (2.25m x 2.05m)
Two frosted PVCu double glazed windows overlooking the rear of the property, wall mounted black towel radiator, tiled walls and tiled flooring. Four piece suite comprising low level WC, pedestal sink with black mixer tap, freestanding bath with black mixer tap and hand held attachment and a walk in shower with folding glass screen.

Bedroom 1
12' 1" x 9' 5" (3.69m x 2.87m)
Centre fan light, one feature papered wall, PVCu double glazed window overlooking the front of the property with views over the green, radiator and fitted carpet.

Bedroom 2
13' 3" x 8' 2" (4.05m x 2.49m)
PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

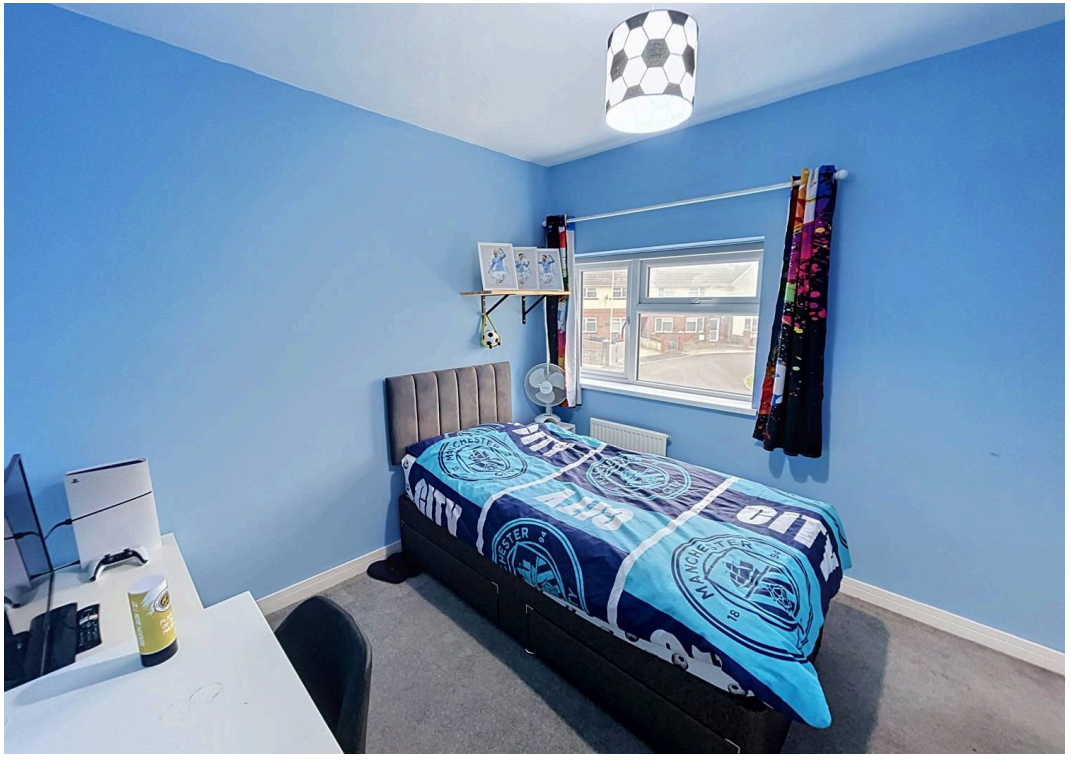
Bedroom 3
9' 5" x 8' 8" (2.86m x 2.65m)
PVCu double glazed window overlooking the front of the property, built in double wardrobe, radiator and fitted carpet.

Bedroom 4
10' 0" x 7' 1" (3.06m x 2.15m)
PVCu double glazed window overlooking the rear of the property, radiator, built in storage cupboard housing the gas combination boiler and fitted carpet.

Outside
Low maintenance enclosed landscaped rear garden with an area laid to resin ideal for garden furniture and a resin pathway leading to artificial lawn. There is an additional area laid to resin to the rear of the garden. Outside power. Off road parking for two vehicles at the front of the property. Space for shrubs and planting. Side access path leading to the rear garden. EV charger which can remain. Outside lighting.











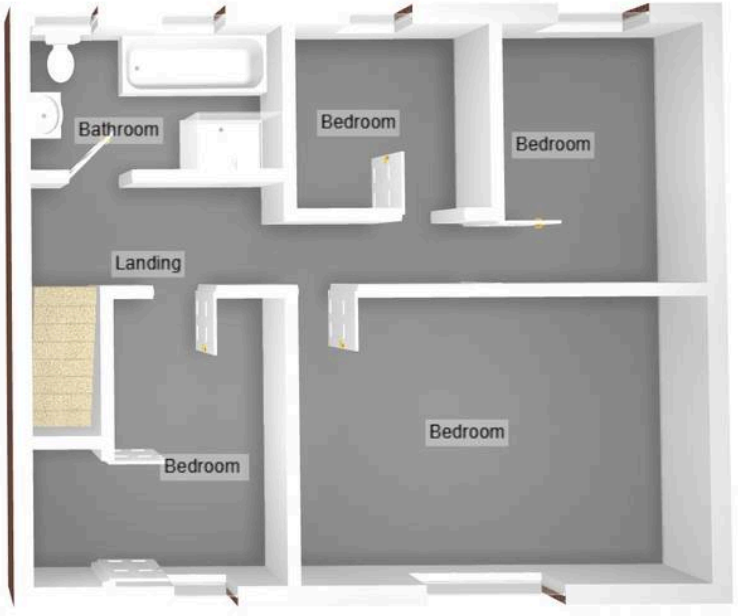

IMPORTANT
10 YEAR PARTS GUARANTEE


Enhanced with Ai


Enhanced with Ai

Payton Jewell Caines





Payton Jewell Caines

Payton Jewell Canes Ltd, 8 Dunraven Place - CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.