



47 Upper Adare Street, Pontycymer – CF32 8LP
Bridgend

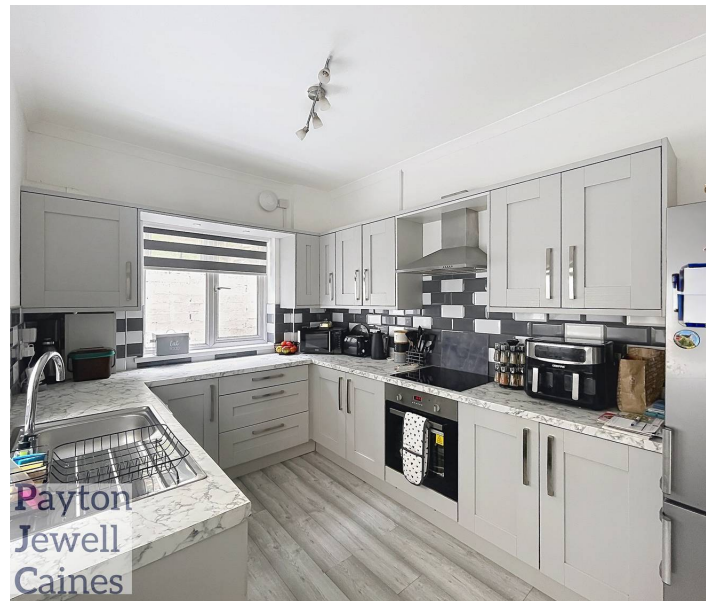
Offers in Region of **£140,000**

47 Upper Adare Street

Pontycymer, Bridgend

Step inside this welcoming three bedroom terraced house, perfect for anyone looking to take their first step onto the property ladder. The spacious kitchen is ideal for both every-day family meals and entertaining friends. The lounge is bright and comfortable. Upstairs, you'll find three good-sized bedrooms, each with enough space for beds, wardrobes and a bit of personal flair. The four piece bathroom suite (which includes a separate shower and bath) adds a touch of modern convenience, making busy mornings a breeze. Throughout the property, you'll notice a practical layout that makes the most of every inch, along with neutral decor that's ready and waiting for your own style. This home is ideal for first time buyers, with its easy-to-manage size and friendly feel. If you're looking for a move-in ready home with plenty of potential, this terraced house is definitely worth a look.

- Three bedroom terraced house
- Kitchen / diner
- Four piece bathroom suite
- Enclosed rear garden
- Ideal first time purchase





Entrance

Via composite glazed front door into the entrance porch.

Entrance porch

2' 11" x 3' 7" (0.90m x 1.10m)

Skimmed ceiling, electric box, wall mounted coat hooks, laminate flooring and glazed door leading into the hallway.

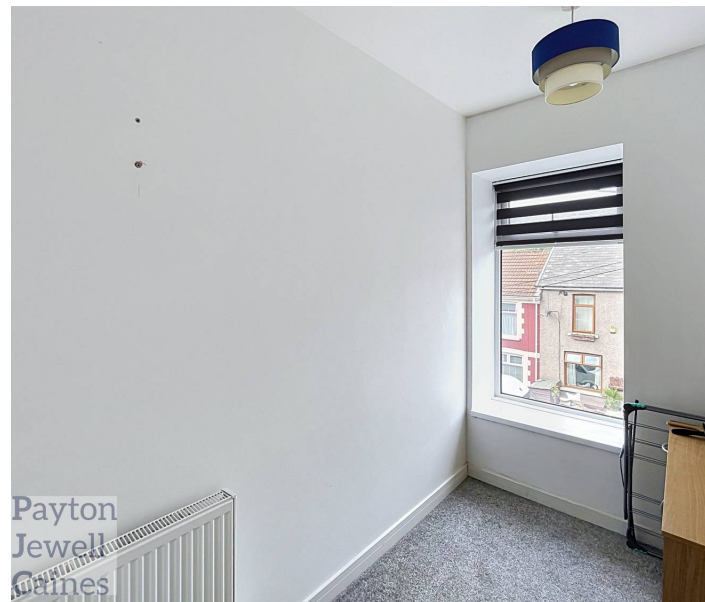
Hallway

Continuation of the laminate flooring, radiator, smoke alarm, door leading into the lounge/diner and stairs with fitted carpet leading to the first floor.

Lounge / diner

10' 10" x 20' 0" (3.30m x 6.10m)

Skimmed ceiling, laminate flooring, radiator, PVCu windows to the front and rear of the property with day and night fitted blind to remain. Feature wooden fire surround with electric stainless steel fire. Glazed door leading into the kitchen and door to under stairs storage.





Kitchen

11' 10" x 8' 6" (3.60m x 2.60m)

Recently fitted kitchen finished with a range of wall and base units with complementary work surfaces housing a stainless steel sink drainer with stainless steel mixer tap. Pelmet to include spotlights and ceramic tiles to the splash backs. Four ring ceramic hob and oven with stainless steel extractor hood. Space for freestanding fridge/freezer, washing machine and slimline dishwasher. Ideal combination boiler, radiator, skimmed ceiling, part panelled walls and PVCu window to the side and rear with day and night fitted blinds to remain. PVCu glazed door leading to the side of the property and a continuation of the laminate flooring.

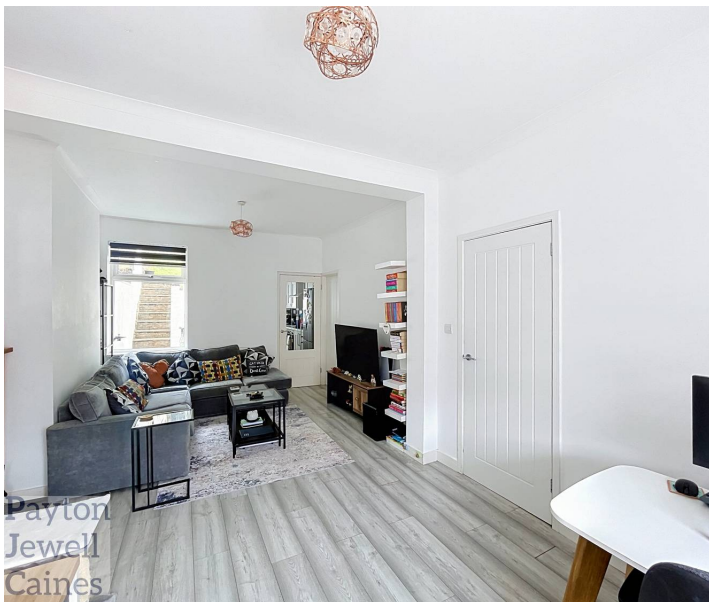
Landing

Via stairs with fitted carpet and wooden spindle balustrade. Skimmed ceiling, smoke alarm and attic hatch. Cottage style doors leading to three bedrooms and family bathroom.

Bedroom 1

11' 10" x 8' 10" (3.60m x 2.70m)

Skimmed ceiling, PVCu window to the front of the property with day and night fitted blinds to remain, fitted carpet and radiator.



Bedroom 2

11' 10" x 7' 10" (3.60m x 2.40m)

Skimmed ceiling, fitted carpet, PVCu window to the rear with day and night fitted blind to remain and radiator.

Bedroom 3

8' 10" x 5' 3" (2.70m x 1.60m)

Skimmed ceiling, PVCu window to the front of the property with fitted day and night blind to remain, fitted carpet and radiator. Door leading to a built in wardrobe.

Bathroom

9' 2" x 7' 10" (2.80m x 2.40m)

Skimmed ceiling with spot lights, extractor, radiator, part tiled walls and vinyl flooring in Herringbone wood effect. Four piece suite comprising low level WC, pedestal wash hand basin with stainless steel mixer tap, bath with stainless steel hot and cold taps and fully tiled shower cubicle with stainless steel shower and glass pivot door. PVCu frosted window to the rear of the property.

Outside

Steps leading to the property with paved frontage, bound by wall and fencing. Wrought iron balustrade to the side. The rear garden is laid to patio slabs, outdoor tap, steps leading to a laid to lawn area, bound by wall and fencing. Woodland to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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