

Payton
Jewell
Caines



9 Jenkin Street, Bridgend – CF31 3AN
Bridgend

£160,000



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Bridgend

This two bedroom mid terrace home is ideal for those using the mainline train network or who work in Bridgend town centre. Good size accommodation with a through lounge / diner, kitchen, large bathroom and two double bedrooms. Ideal first time purchase. Early viewing highly recommended.

- Two double bedrooms
- Through lounge/diner
- Ideal for Bridgend town centre
- Generous modern fitted shower room
- Enclosed rear garden
- Ideal first time buy



Entrance Hall

Access via a part frosted glazed PVCu front door to the entrance hallway with wall mounted electric fuse box and meter, emulsioned walls, skirting and a wood effect laminate floor. Glass bricks leading into:

Lounge

11' 6" x 9' 8" (3.50m x 2.95m)

Overlooking the front of the property via PVCu double glazed window with a fitted Venetian blind and finished with a coved ceiling, emulsioned walls, skirting and a wood effect laminate floor. Feature papered chimney breast and an open square archway through into

Dining Room

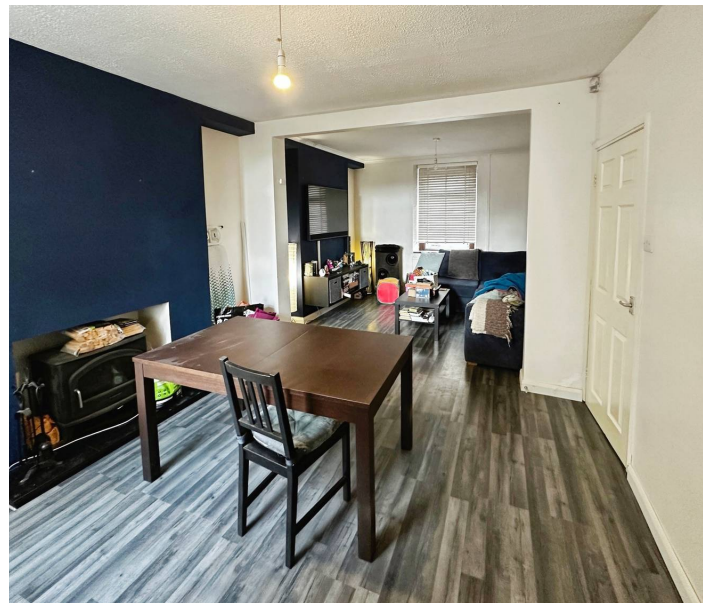
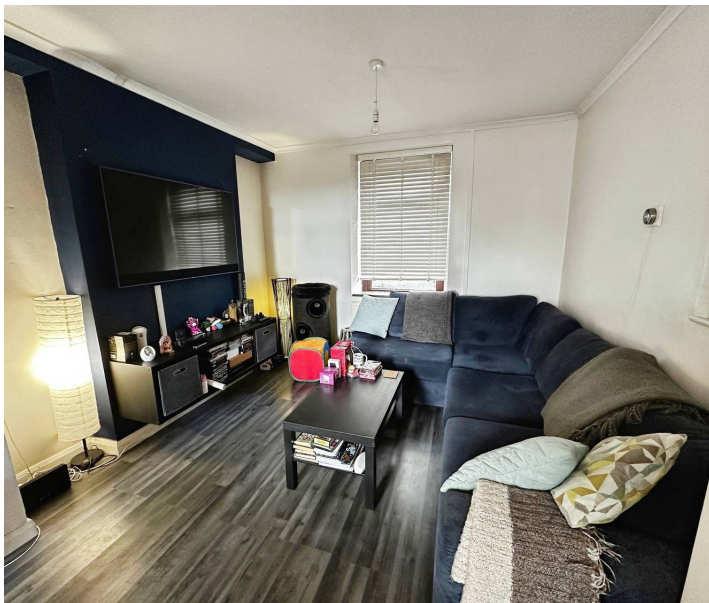
11' 6" x 10' 8" (3.50m x 3.25m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and a laminate floor. Open fireplace housing a wood burning stove with a granite hearth. Under stair storage cupboard.

Kitchen

9' 4" x 7' 10" (2.85m x 2.40m)

PVCu double glazed window to the side and a frosted glazed PVCu door leading out to the rear garden. Finished with central light fitting, emulsioned walls, skirting and ceramic tiles to the floor. Inset sink with chefs mixer tap, wall mounted Viessmann gas fired boiler, space for fridge freezer and washing machine. Integrated electric hob with overhead extractor hood and waist height electric oven.



First floor landing

To the first floor via stairs with fitted carpet. First floor landing. Access to loft storage and doors leading to two bedrooms and bathroom.

Shower Room

PVCu frosted glazed window to the side. Recessed LED spotlights. Emulsioned walls and ceramic tiles to the floor. Three piece suite in white comprising WC, wash hand basin with chrome waterfall tap and vanity unit below, and a large walk-double shower with rainwater head, glazed frontage and ceramic tiles to the splash back areas.

Bedroom 2

10' 8" x 7' 10" (3.25m x 2.40m)

Overlooking the rear via PVCu double glazed window with fitted Venetian blind and finished with emulsioned walls, skirting and a fitted carpet.

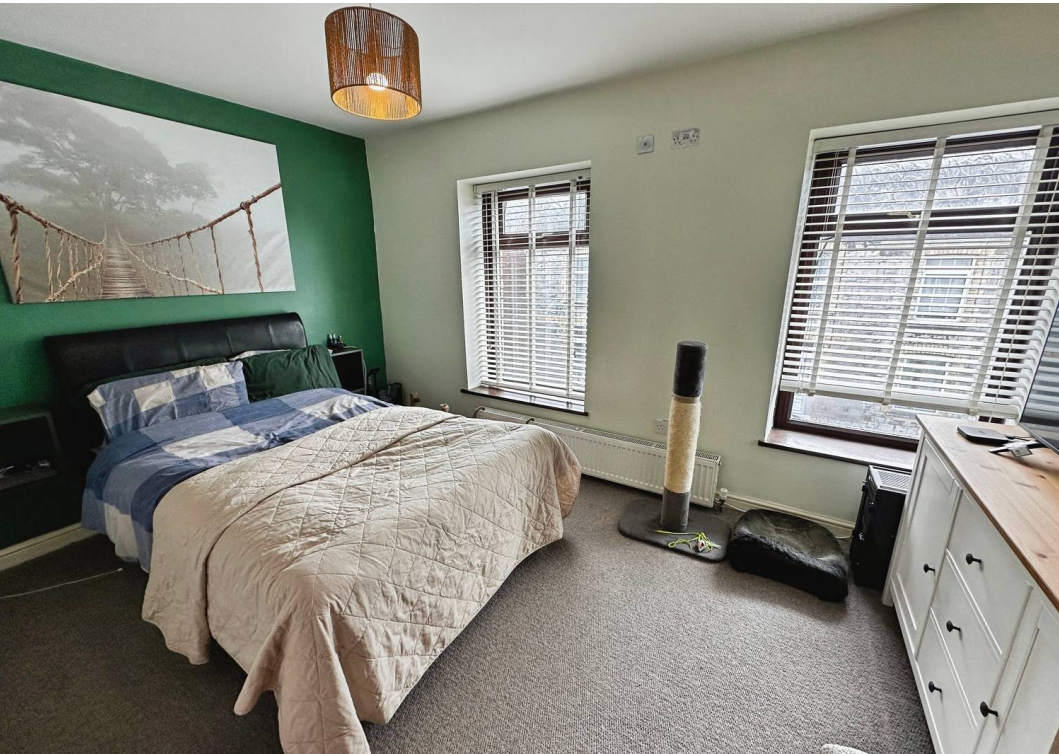
Bedroom 1

13' 9" x 9' 10" (4.20m x 3.00m)

Overlooking the front via two PVCu double glazed windows both with fitted Venetian blinds and finished with emulsioned walls, skirting, fitted carpet.

Outside

Enclosed rear garden laid to lawn with a pathway leading through to a large storage shed to the rear with power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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