

Payton
Jewell
Caines



15 Heol Aelfryn, Pantyrawel - CF32 7LD
Bridgend

£140,000



15 Heol Aelfryn

Pantyravel, Bridgend

Three bedroom semi detached house with lovely views mountainside comprising entrance porch, two reception rooms, kitchen, family bathroom and tiered rear garden. Ideal first time or investment purchase.

- Three bedroom semi detached house
- Two reception rooms
- First floor bathroom
- Tiered rear garden
- Ideal first time or investment purchase
- Lovely elevated valley views



Entrance

Via PVCu door into the entrance porch.

Entrance porch

Artexed ceiling, emulsioned walls, concrete flooring and doors leading off.

Reception 2/ dining room

10' 9" x 11' 4" (3.28m x 3.45m)

Artexed ceiling, emulsioned walls, tiled flooring, radiator and PVCu double glazed window to the front of the property.

Reception 1 / lounge

13' 7" x 11' 10" (4.15m x 3.61m)

Artexed ceiling, emulsioned walls, concrete flooring, radiator and PVCu double glazed window to the front. Door leading to the staircase and door leading into the kitchen.

Kitchen

7' 10" x 13' 1" (2.39m x 3.99m)

Artexed ceiling, part emulsioned / part tiled walls, vinyl flooring, two PVCu double glazed windows and PVCu double glazed door to the rear and radiator. A range of wall and base units with complementary work surface housing a stainless steel sink drainer. Space for freestanding fridge/freezer and plumbing for automatic washing machine.



Landing

Artexed ceiling with loft access, emulsioned walls, floorboards and PVCu double glazed window to the rear of the property. Four doors leading off.

Bedroom 1

12' 9" x 11' 10" (3.89m x 3.60m)

Artexed ceiling, emulsioned walls, floorboards, PVCu double glazed window to the front of the property and radiator. Storage cupboard housing the combination gas boiler.

Bedroom 2

12' 0" x 9' 7" (3.67m x 2.92m)

Emulsioned ceiling and walls, floorboards, PVCu double glazed window to the front of the property and radiator.

Bedroom 3

8' 6" x 7' 10" (2.60m x 2.40m)

Artexed ceiling, emulsioned walls, floorboards, PVCu double glazed window to the rear and radiator.

Family bathroom

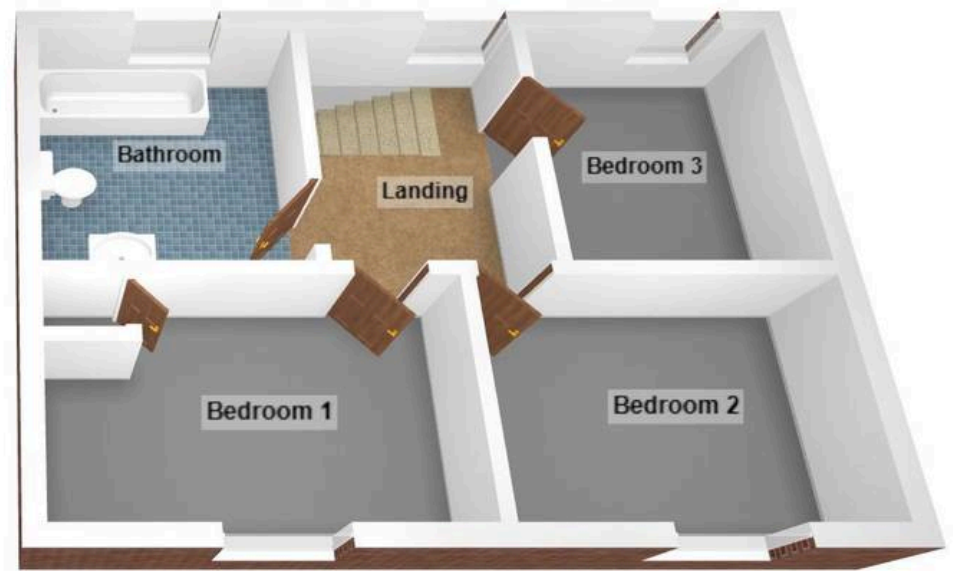
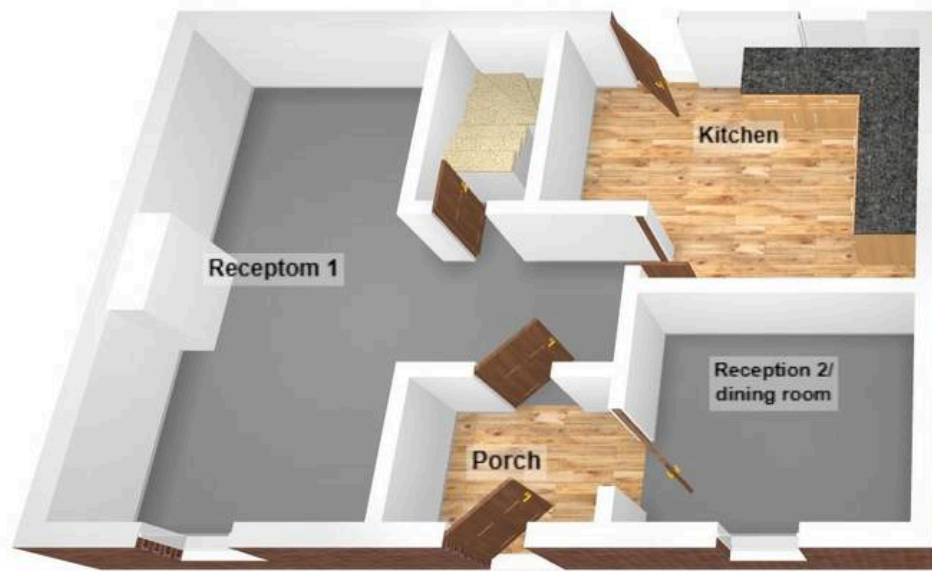
6' 11" x 5' 8" (2.10m x 1.72m)

Artexed ceiling, part emulsioned / part tiled walls, vinyl flooring, PVCu double glazed window with obscured glass to the rear and radiator. Three piece suite comprising low level WC, sink/pedestal and panelled bath with overhead shower.

Outside

Via wrought iron gate to the front garden, laid to lawn with steps and path leading to the main entrance. Steps leading to the tiered rear garden in need of attention with access for off road parking.





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