



Priory Close, Bridgend. CF31 3LW

£180,000

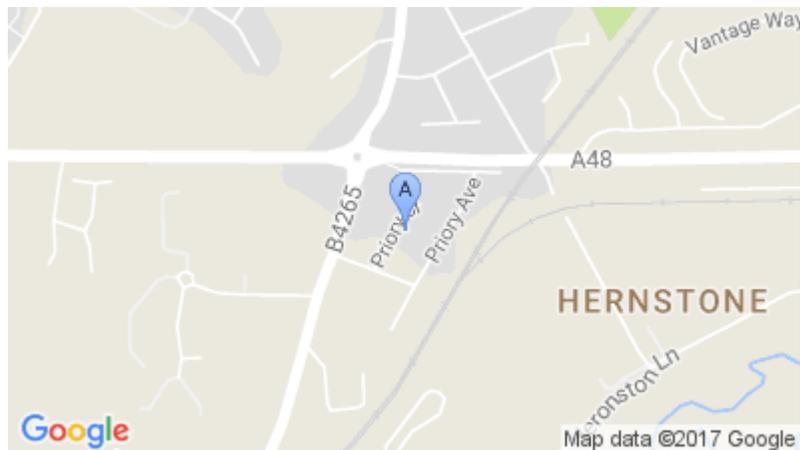


## Priory Close, Bridgend. CF31 3LW

We are pleased to offer this refurbished three bedroom semi detached house, situated within the south side of Bridgend. This well presented family home offers spacious accommodation throughout and can be offered with no ongoing chain. Viewing comes highly recommended to fully appreciate.

£180,000 - Freehold

- Traditional three bedroom semi detached
- Refurbished throughout, EPC - C
- Lounge and separate dining room
- Modern fitted kitchen with utility/w.c.
- Spacious enclosed rear garden
- Driveway offering ample parking



## DESCRIPTION

A well presented traditional three bedroom semi detached house offering spacious family accommodation throughout. The property benefits from a lounge and separate dining room, modern family bathroom and fitted kitchen with utility/w.c., generous sized enclosed rear garden and driveway. The property is situated within the sought after location of South side Bridgend and is within walking distance of Bridgend town and Brynteg comprehensive school. Good road links to the A48 and M4 corridor. Viewing comes highly recommended to fully appreciate this delightful family home.

## ENTRANCE

Access via front door which has been refurbished to include double glazed stained glass panelling, into entrance hallway.

## ENTRANCE HALLWAY

Skimmed and coved ceiling. Smoke detector. Emulsioned walls. Double radiator. Staircase leading to first floor. Under stairs storage cupboard. Fitted carpet.

## DINING ROOM (12' 7" x 11' 3") or (3.83m x 3.44m)

Skimmed and coved ceiling. Emulsioned walls. PVCu double glazed bay window to front. Feature fireplace with living flame gas fire (not connected) set on granite hearth and footplate. Single radiator. Fitted carpet.

## LOUNGE (11' 8" x 11' 3") or (3.55m x 3.44m)

Skimmed and coved ceiling. Emulsioned walls. Single radiator. PVCu double glazed window to rear. Fitted carpet.

## KITCHEN (8' 3" x 6' 3") or (2.51m x 1.90m)

Skimmed and coved ceiling. Emulsioned walls. A range of base and wall units with complementary work surface. Stainless steel single drainer sink unit with mixer tap. Space for free standing fridge freezer. Built-in electric oven, induction hob and extractor. Double radiator. PVCu double glazed door and window to rear. Laminate flooring in slate tile effect.

## UTILITY AREA/W.C.

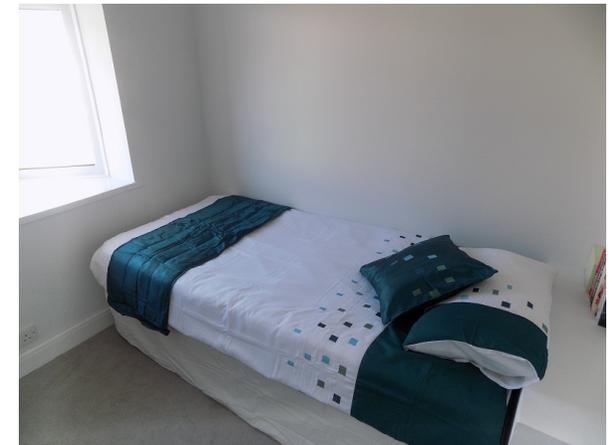
Skimmed ceiling. Loft access. Emulsioned walls. Two piece suite comprising low level w.c. and pedestal wash hand basin. Wall mounted Worcester gas combination boiler. Plumbing for washing machine and space for tumble drier. Work surface area. PVCu double glazed window to front. Single radiator. Laminate flooring.

## FIRST FLOOR LANDING

Skimmed and coved ceiling. Smoke detector. Loft access with power and lighting. Emulsioned walls. PVCu double glazed window to side. Fitted carpet.

## MASTER BEDROOM (12' 9" x 11' 5") or (3.88m x 3.49m)

Skimmed and coved ceiling. Down lights to bay window. Emulsioned walls. Single radiator. PVCu double glazed window set within bay to front elevation. Fitted carpet.



## **BEDROOM 2 (11' 8" x 10' 10") or (3.56m x 3.31m)**

Skimmed and coved ceiling. Emulsioned walls. PVCu double glazed window to rear elevation. Single radiator. Fitted carpet.

## **BEDROOM 3 (7' 10" x 7' 2") or (2.38m x 2.18m)**

Skimmed and coved ceiling. Emulsioned walls. Single radiator. PVCu double glazed window to front elevation. Fitted carpet.

## **FAMILY BATHROOM (8' 4" x 6' 10") or (2.55m x 2.09m)**

Skimmed and coved ceiling. Emulsioned walls. Tiling to splash back areas. Three piece suite comprising panelled bath with over head mains fed shower and glass shower screen, low level w.c. and pedestal wash hand basin with waterfall mixer tap. Chrome heated towel rail. PVCu frosted double glazed window to rear. Waterproof laminate flooring.

## **OUTSIDE**

The rear garden is enclosed and bounded by wood panel fencing. Mainly laid to lawn with an abundance of flowers and raised beds. Decked area offering an ideal area for garden furniture. Block built external store. Outside tap. Side access via wooden gate.

The front garden is enclosed by brick wall. Driveway offering off road parking for approximately two vehicles.

## **DIRECTIONS**

Travelling along Ewenny Road from Bridgend, take the second exit off roundabout, first left onto Priory Avenue and first left onto Priory Close where the property can be found on the right hand side.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

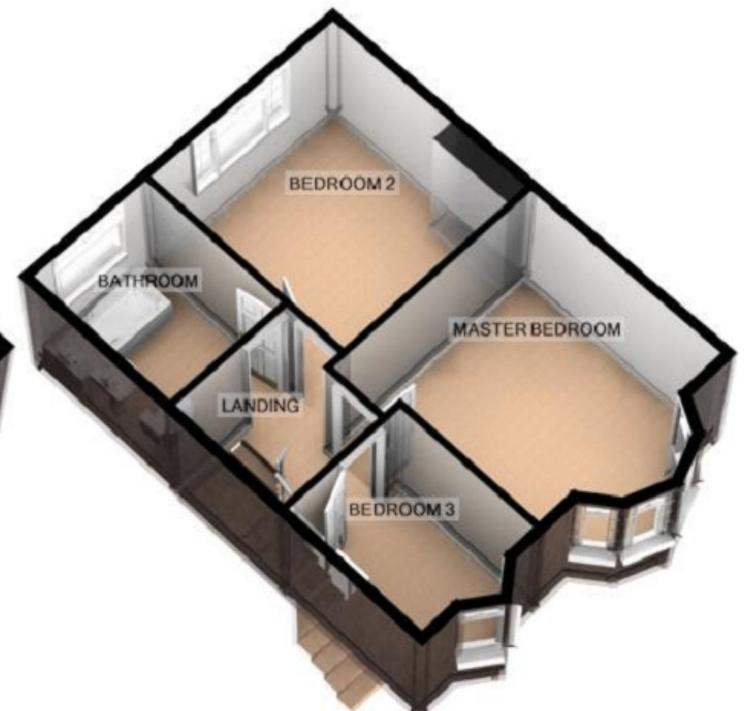
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



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