



Rhodfa Ceirios , Pen-y-fai, Bridgend. CF31
4GG

£299,950

 PAYTON
JEWELL
CAINES

Rhodfa Ceirios , Pen-y-fai, Bridgend. CF31 4GG

We are pleased to offer this well presented detached house situated in a cul de sac on a very popular, well regarded residential development. The property benefits from cloakroom, lounge, fitted kitchen/ breakfast room, utility room, en suite to master bedroom, driveway and garage.

£299,950

- Five bedroom detached house
- Lounge with double doors to dining room
- Fitted kitchen/breakfast room/EPC=D
- Utility room/ Downstairs cloakroom
- Ensuite to Master bedroom
- Double garage/ Off road parking



ENTRANCE

Access via part double glazed front door through to:

ENTRANCE HALL

Artexed and coved ceiling. Smoke detector. Staircase leading to upper floor with under stairs storage. Radiator. Fitted carpet.

CLOAKROOM/W.C

Artexed ceiling. PVCu double glazed window to the front. Two piece suite in cream comprising corner sink, low level w.c. Mirror. Accessories. Radiator. Vinyl flooring.

LOUNGE (14' 7" x 12' 4") or (4.45m x 3.77m)

Artexed and coved ceiling. PVCu double glazed bay window to the front with vertical blind. Feature fire surround with backing hearth and electric fire. Two radiators. T.V point. Telephone point. Fitted carpet. Double doors through to:

DINING ROOM (12' 4" x 10' 8") or (3.77m x 3.25m)

Artexed and coved ceiling. PVCu double glazed French doors giving access out to rear patio with vertical blind. Radiator. Fitted carpet.

KITCHEN/BREAKFAST ROOM (15' 11" x 10' 8") or (4.86m x 3.25m)

Artexed ceiling. Spot lights. Two PVCu double glazed windows overlooking rear with blinds to remain. Pine effect fitted kitchen having a range of base and wall units with roll edge co-ordinating work tops. One and a half bowl inset sink. Ceramic tiles to splash back area. Double display cabinet. Electric oven and grill with gas hob and extractor. Plumbing for dishwasher. Radiator. Tiled flooring.

UTILITY

Artexed ceiling. Loft access. Wall mounted central heating boiler. PVCu double glazed window to the rear. Part double glazed door giving access out to rear garden. Stainless steel inset sink with work top area. Single base unit. Plumbing for automatic washing machine. Space for tumble dryer. Space for fridge or freezer. Radiator. Tiled flooring. Doorway to integral garage.

LANDING

Loft access. Airing cupboard. Fitted carpet.

MASTER BEDROOM (12' 6" x 11' 0") or (3.80m x 3.35m)

Artexed ceiling. PVCu double glazed window to the front with vertical blind. Radiator. T.V point. Telephone point. Fitted carpet.

EN SUITE

Artexed ceiling. PVCu double glazed window to the side. Three piece suite in White comprising shower cubicle, pedestal low level w.c. Ceramic tiles to splash back area. Mirror. Accessories. Shaver point. Vinyl flooring.



BEDROOM 2 (14' 3" x 8' 10") or (4.35m x 2.68m)

Artexed ceiling. PVCU double glazed window overlooking the rear with extensive views and vertical blind. Radiator. Fitted carpet.

BEDROOM 3 (12' 5" x 9' 2") or (3.78m x 2.80m)

Artexed ceiling. PVCu double glazed window to the front with vertical blind. Radiator. Fitted carpet.

BEDROOM 4 (11' 0" x 8' 8") or (3.35m x 2.65m)

Artexed ceiling. PVCu double glazed window to the rear with extensive views and vertical blind. Radiator. Telephone point. Fitted carpet.

BATHROOM

Artexed ceiling. Vent. PVCu double glazed window to the rear. Three piece suite in Cream comprising bath with mixer tap shower head, pedestal and low level w.c. Ceramic tiles to splash back area. Wall mounted cabinet. Mirror. Accessories. Vinyl flooring.

BEDROOM 5

Artexed ceiling. PVCu double glazed window to the front with vertical blind. Radiator. Fitted carpet.

OUTSIDE

Open plan garden to the front. Double driveway with wooden doors giving access to double garage which is separated. Access via wooden gate through to enclosed garden to rear which is on three levels. The top level benefits from a large patio laid to lawn. Brick built BBQ with large lean-to patio cover for al fresco dining adjacent to French doors. The middle level is a private garden which includes a patio, lawn and Summer house (5.20m x 4.20m). The lower level (150m²) is fenced but not yet developed.

DIRECTIONS

On entering Penyfai from Bridgend at the traffic lights turn left take the second turning right, third turning right on entering the Development turn right and Rhodfa Ceirios can be found at the bottom on the left hand side.



For more photos please see www.pjchomes.co.uk

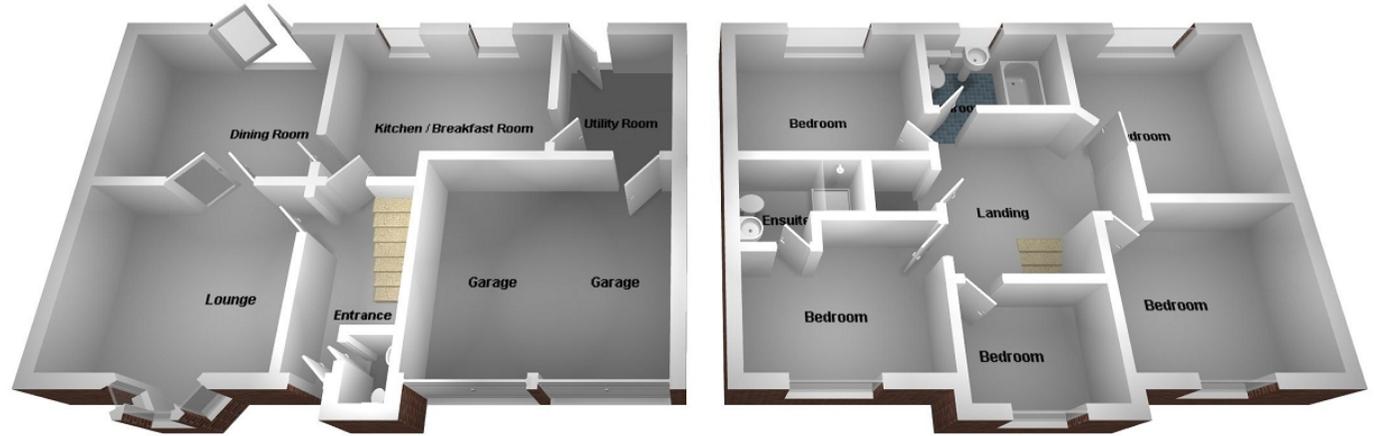
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<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 ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



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.



www.pjchomes.co.uk

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