



Cilgant Y Lein , Pyle, Bridgend. CF33 4AQ

£142,995



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WELL PRESENTED semi detached town house situated in Pyle, with good road links to the M4 corridor and Porthcawl coastal area. The property benefits from open plan kitchen/breakfast room/lounge, downstairs cloakroom, enclosed rear garden and off road parking. Viewing recommended to appreciate.

£142,995 - Freehold

- Three bedroom semi detached townhouse
- Downstairs Cloakroom/EPC-B
- Open plan kitchen/breakfast room/lounge
- Three bedrooms
- Enclosed rear garden with outhouse
- Off road parking



ENTRANCE

Via PVCu door into:

ENTRANCE HALL

Skimmed ceiling. Emulsioned walls. Staircase with fitted carpet leading to first floor. Radiator. Laminate flooring.

KITCHEN/BREAKFAST ROOM/SITTING ROOM (22' 0" x 8' 9") or (6.71m x 2.67m)

To the kitchen/breakfast area:

Skimmed ceiling with chrome down lights. Part emulsioned/ part tiled walls. PVCu double glazed window to front of property. A range of wall and base units with complementary work surfaces. Stainless steel sink and drainer. Wall mounted combination gas boiler. Space for freestanding fridge/freezer and washing machine. Integrated electric oven with gas hob. Breakfast bar area. Storage area. Laminate flooring.

Sitting room area:

Skimmed ceiling. Emulsioned walls. Fitted carpet. Two Radiators. French doors leading out onto rear garden. Wooden panel door leading into downstairs cloakroom.

DOWNSTAIRS CLOAKROOM (5' 0" x 3' 1") or (1.53m x 0.93m)

Skimmed ceiling with chrome down lights. Emulsioned walls. Two piece suite comprising low level WC and wash hand basin. Laminate flooring. Radiator.

FIRST FLOOR LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet.

BEDROOM 2 (12' 2" x 7' 10") or (3.70m x 2.39m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 3 (7' 9" max x 12' 3" max) or (2.36m max x 3.73m max)

L shaped room. Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Two PVCu double glazed windows to front of property.

FAMILY BATHROOM (5' 11" x 5' 8") or (1.81m x 1.72m)

Skimmed ceiling. Part emulsioned/part tiled walls. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with privacy screen and overhead shower. Tiled flooring. PVCu frosted double glazed window to side of property. Radiator.

SECOND FLOOR LANDING

Via staircase with fitted carpet. Storage cupboard.

MASTER BEDROOM (14' 3" x 15' 1") or (4.34m x 4.60m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Two Velux windows to front of property and one to rear. Radiator.



OUTSIDE

The rear garden is enclosed. Patio area ideal for garden furniture. Stone chippings leading to outhouse. Side access to front of property.

The frontage is open plan with off road parking.

DIRECTIONS

Taking the A48 to the Pyle roundabout take the second exit into School Terrace on your left hand side you will see the entrance to Woodland Gardens turn left and follow the road down the hill and you will see Cilgant Y Lein on your left hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.



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