



Great Western Avenue, Bridgend. CF31
1NN

£174,950

PJC PAYTON
JEWELL
CAINES

Great Western Avenue, Bridgend. CF31 1NN

A three bedroom extended semi detached house, the property benefits from entrance hall, lounge/dining room, refurbished kitchen and bathroom, downstairs cloakroom and enclosed rear garden. Viewing highly recommended to appreciate this delightful family home.

£174,950

- A three bedroom extended semi detached house
- Refurbished to a high standard throughout
- Lounge/dining room
- Modern fitted kitchen & bathroom
- Downstairs cloakroom
- Larger than average rear garden/Off road parking



DESCRIPTION

A well presented three bedroom semi detached house situated within a quiet avenue of similar style properties. Conveniently positioned for the M4 corridor, McArthur Glen Designer Outlet and the Princess of Wales Hospital. Good road access to Bridgend Town Centre. Viewing highly recommended to fully appreciate the refurbishment and decoration throughout by the present vendors.

ENTRANCE

Access via PVCu double glazed front door in wood effect with decorative double glazed units.

ENTRANCE HALL

Welcoming entrance hall. Skimmed and coved ceiling with inset ceiling lights. Emulsioned walls. Radiator. Laminate flooring. Under stairs storage. Spindle balustrade staircase with fitted carpet to first floor. PVCu frosted double glazed window to side. All doors leading off.

CLOAK ROOM

Skimmed ceiling. Part tiled/part emulsioned walls. Two piece suite comprising low level w.c. and pedestal wash hand basin. PVCu frosted double glazed window to side of property.

LOUNGE (11' 9" x 11' 3") or (3.59m x 3.42m)

Skimmed and coved ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to front of property. Opening into dining room.

DINING ROOM (12' 0" x 10' 0") or (3.65m x 3.06m)

Skimmed and coved ceiling. Emulsioned walls. Laminate flooring. Radiator. Recessed walls, one with shelving to remain. PVCu double glazed French doors leading to rear garden.

KITCHEN (16' 1" x 7' 3") or (4.90m x 2.21m)

Skimmed and coved ceiling with inset ceiling lights. Emulsioned walls. Decorative tiled splash back areas. A range of wall and base units finished with chrome handles and complementary work surfaces. Integrated appliances to remain which include the washing machine, dishwasher, range cooker and white porcelain ceramic sink with mixer tap. Space for tall fridge/freezer. Radiator. Travertine tiled flooring. PVCu double glazed windows one to side and rear of property. Part panelled/part frosted double glazed door to side.

LANDING

Skimmed and coved ceiling. Access into attic with pull down ladder, insulated and part boarded. All doors leading off.

BATHROOM (8' 1" x 7' 2") or (2.47m x 2.18m)

Refurbished bathroom to a high standard. Skimmed ceiling with inset ceiling lights. Fully tiled walls with decorative tiling to bath area. Tiled flooring. Three piece suite in white comprising low level w.c. P shaped bath with overhead mains fed shower and separate hand shower, white wall mounted sink basin set within a grey unit and chrome water flow tap. White high gloss unit for storage housing combination boiler. Chrome towel rail heater. PVCu frosted double glazed window to rear of property.



BEDROOM 1 (11' 3" x 10' 0") or (3.44m x 3.06m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property. Two sets of wardrobes to remain.

BEDROOM 2 (12' 1" x 10' 1") or (3.68m x 3.07m)

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

BEDROOM 3 (8' 3" x 7' 2") or (2.51m x 2.19m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

OUTSIDE

Frontage is enclosed and bounded by brick wall, stone gravel front with off road parking. Side access via gate leading to South facing rear garden. Rear garden is enclosed and bounded by wood panel fencing. Good size garden mainly laid to lawn. Wood decked area with wooden balustrade ideal for garden furniture. Garden shed with power installed to remain. Outdoor sensor lighting to rear garden.

DIRECTIONS

On leaving Bridgend via Coity Road continue along taking a left turning just before the Princess of Wales Hospital onto Great Western Avenue.



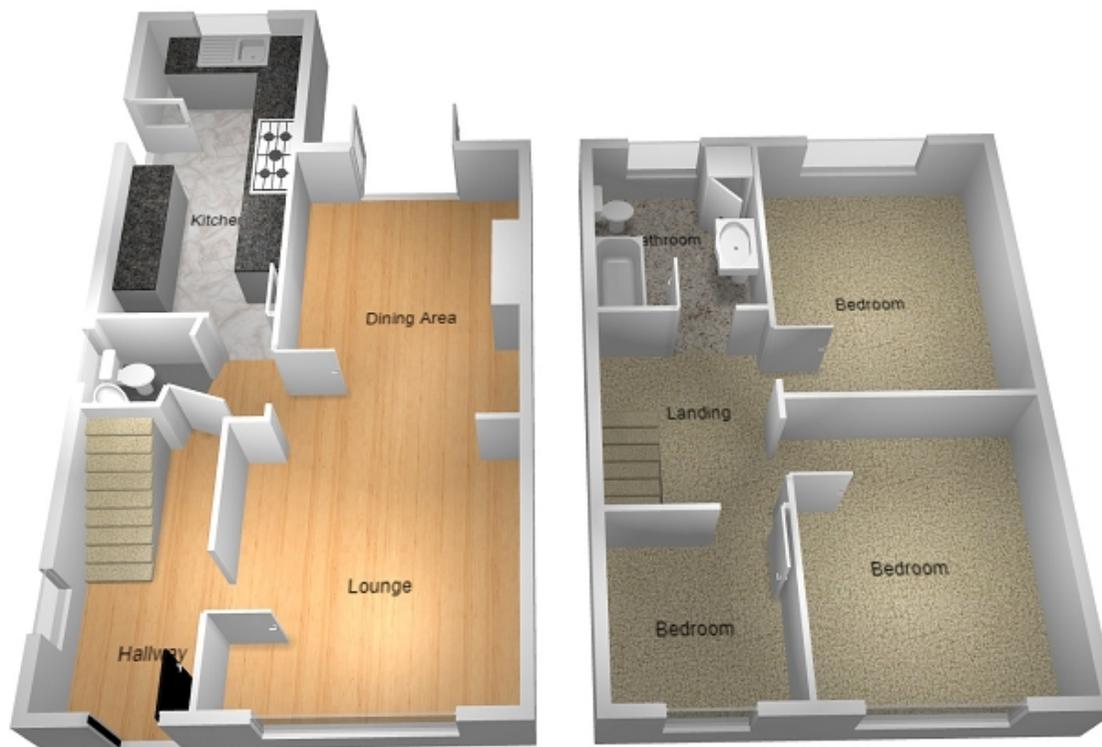
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(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	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		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(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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