



Heol-y-bardd , Bridgend. CF31 4TB

£159,950



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A well presented three bedroom semi detached house situated within close proximity to Bridgend town centre and Newbridge Fields. The property comprises entrance hall, lounge, kitchen/breakfast room, family bathroom and enclosed tiered rear garden. NO ONGOING CHAIN, VIEWING RECOMMENDED.

£159,950

- WALKING DISTANCE TO TOWN CENTRE
- Three bedroom semi detached house
- Recently redecorated throughout
- Good size living room with excellent natural light
- Kitchen-breakfast room / Modern fitted bathroom
- Tiered rear garden and garage



DESCRIPTION

Introducing this well presented three bedroom semi detached house located close to Bridgend Town Centre, Newbridge Fields and is within walking distance of Brynteg Secondary School, Maes Yr Haul and Old Castle Primary Schools.

The property has a gas fired combination boiler, PVCu double glazed windows throughout and has recently been fully decorated with new carpets fitted.

This property is sold with no onward chain and viewing is recommended.

ENTRANCE HALL

Via part frosted glazed PVCu door. There are Internal doors leading off to living space and kitchen and a 'dog-leg' staircase leading to the first floor.

LIVING ROOM (18' 8" x 11' 6") or (5.70m x 3.50m)

This living space spans the depth of the property, benefiting from superb natural light via the large windows to front and rear, both fitted with venetian blinds to remain. There is a stone effect fire surround with additional low level shelving area and marble hearth.

KITCHEN/BREAKFAST ROOM (12' 10" x 9' 10") or (3.90m x 3.0m)

A range of low level and wall mounted kitchen units in solid wood with complimentary worktops and ceramic tiles to the splash backs. Dual aspect windows to the side and rear and a PVCu frosted glazed door leading to rear garden area. There is space for tumble dryer/dishwasher and plumbing for washing machine. Integrated double electric oven, four gas ring hob and overhead extractor hood. Space for high level fridge freezer.

LANDING

Dog-leg staircase leading to a bright and airy landing with a large window overlooking the front. Loft access and additional fitted storage cupboard.

BEDROOM 1 (10' 2" x 12' 2") or (3.10m x 3.70m)

Rear facing double bedroom.



BEDROOM 2 (11' 10" x 8' 2") or (3.60m x 2.50m)

Front facing double bedroom with large window and fitted venetian blind.

BEDROOM 3 (10' 6" x 5' 11") or (3.20m x 1.80m)

Rear facing single bedroom.

BATHROOM

Comprising three piece suite in white with w.c. wash hand basin and bath with mixer tap, shower attachment and over bath electric shower. Full height ceramic tiles to walls and floors. Frosted glazed window to side.

OUTSIDE

The enclosed rear garden is laid on tiers with areas of lawn, patio and perimeter trees and shrubs. There is a glasshouse for the avid gardener! Courtesy door leading into garage.

Open aspect front garden laid to decorative stone with a pathway to the front door and mature trees and shrubs with off road parking suitable for two cars.



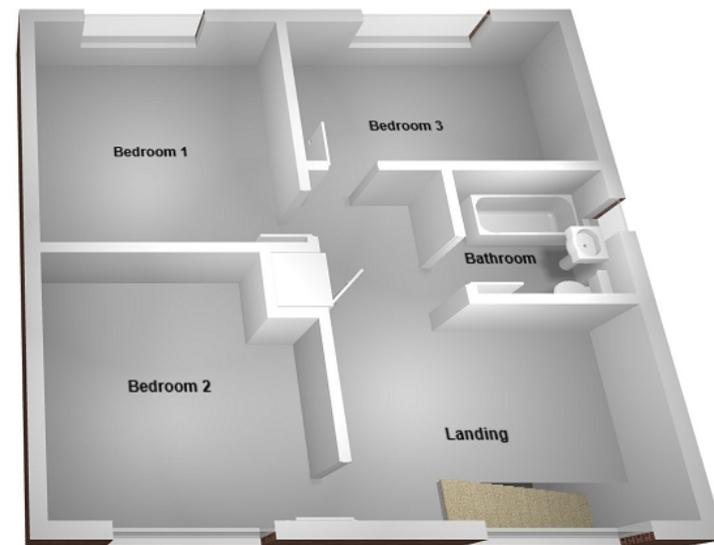
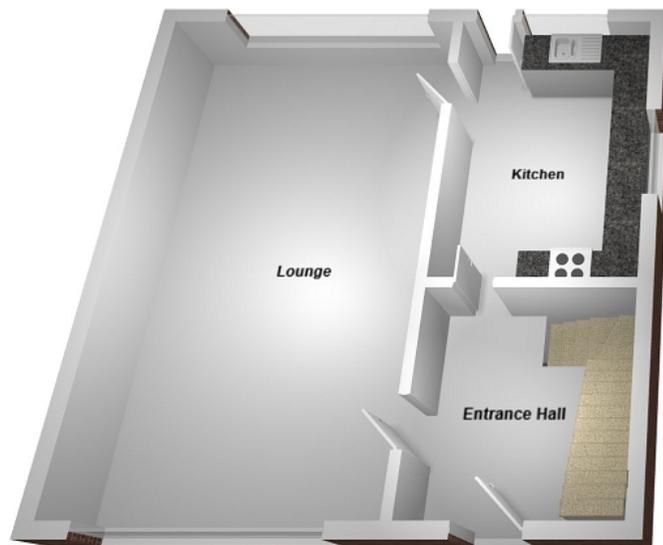
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(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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