



The Strand , Blaengarw, Bridgend. CF32
8AA

£59,950

PJC PAYTON
JEWELL
CAINES

The Strand , Blaengarw, Bridgend.

CF32 8AA

A two bedroom mid terraced property positioned with pleasant views to the front. The property offers two reception rooms, gallery style kitchen, two bedrooms, large family bathroom to the first floor and tiered rear garden. The property would benefit from modernisation but has great potential.

£59,950 - Freehold

- Two bedroom mid terraced property
- Lovely views to the front, EPC-C
- Two separate reception rooms
- Larger than average bathroom to the first floor
- Rear garden with concrete shed
- IDEAL FIRST TIME BUY OR INVESTMENT



DESCRIPTION

The property is located within a rural area of Blaengarw with outstanding countryside views and walks. The property is approximately 20 minutes drive from J37 of the M4 corridor giving excellent road links to both Cardiff and Swansea. The property benefits from entrance hall, two reception rooms, gallery kitchen, two bedrooms with larger than average bathroom, rear garden with rear gate access and concrete shed. An ideal purchase for a first time buyer or investor.

ENTRANCE

Via part double glazed PVCu wood grain door.

ENTRANCE HALL

Artexed and coved ceiling, skinned walls, electric box, radiator and door leading to front lounge.

LOUNGE (12' 0" x 12' 2") or (3.67m x 3.71m)

Situated to the front of the property with a large wood grain PVCu double glazed window overlooking mountain views with radiator below. Artxed and coved ceiling, plastered walls, shelving within the alcoves and fitted carpet.

DINING ROOM (11' 11" x 9' 6") or (3.62m x 2.89m)

Wood grain PVCu double glazed window overlooking elevated rear garden with radiator below, stippled artxed and coved ceiling, skinned walls, under stairs storage cupboard and staircase leading to first floor.

KITCHEN (9' 4" x 6' 2") or (2.85m x 1.87m)

Gallery style with PVCu double glazed window overlooking the rear garden. Worcester wall mounted combination boiler, stippled artxed and coved ceiling, emulsioned walls and tiling to splash back areas. Fitted kitchen comprising a range of wall and base units to include inset drawers with complementary work surfaces and stainless steel sink unit with mixer taps. Freestanding gas cooker to remain with overhead extractor and fridge / freezer to remain.

LANDING

Via carpeted staircase leading to the first floor with handrail. Artxed ceiling with smoke detector and access to the loft and fitted carpet.

BEDROOM 1 (12' 8" x 7' 3") or (3.86m x 2.22m)

Situated to the front of the property with PVCu wood grain double glazed window overlooking mountain views. Artxed and coved ceiling, emulsioned walls, fitted carpet and radiator.

BEDROOM 2 (9' 7" x 7' 2") or (2.92m x 2.18m)

Situated to the front of the property with wood grain PVCu double glazed windows overlooking mountain views. Artxed and coved ceiling, plastered walls, fitted carpet and radiator.

BATHROOM (12' 0" x 9' 1") or (3.67m x 2.76m)

Obscured double glazed window to the rear, artxed and coved ceiling and storage cupboard. Large bathroom comprising pedestal wash hand basin, low level w.c. and bath with tiling to splash back areas, fitted carpet and radiator.



OUTSIDE

Elevated rear garden with steps leading up to garden laid to lawn and path leading to concrete area to the rear of the garden. Concrete storage shed and patio area with a gate leading to the rear lane.

To the front of the property there is on street parking which has free permits.

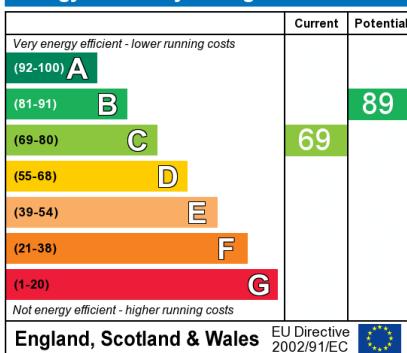
DIRECTIONS

Travelling out of Bridgend towards Junction 36 of the M4. Continue over the roundabout and follow signs to Pontcymmer. Go through the village of Pontcymmer and continue on the A4064 towards Blaengarw. Go past Blaengarw Primary school on the left hand side and take the next right turn onto Herbert Street. The Strand is the next turning on the left.



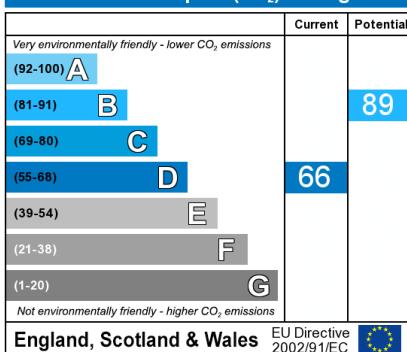
Floorplan & EPC

Energy Efficiency Rating



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 (CO₂) Rating



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.

 **PAYTON JEWELL CAINES**

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