



Maes y Gelli, Bettws Road, Llangeinor,
Bridgend. CF32 8PH

£150,000



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Introducing this BEAUTIFULLY PRESENTED three bedroom semi detached property which briefly comprises: entrance hallway, lounge open plan to dining area , kitchen, utility, family bathroom and conservatory to the ground floor & three bedrooms to the first floor. MUST BE VIEWED INTERNALLY! NO CHAIN!

£150,000

- Three double bedroom semi detached house
- Generous sized conservatory
- Downstairs family bathroom
- Modern fitted kitchen & utility area
- Lounge open plan to dining area
- Beautifully presented throughout, EPC - D



DESCRIPTION

Introducing this beautifully presented three bedroom semi detached house, situated within the village location of Llangeinor which is within easy access of Bridgend town and the M4 junction 36 and McArthur Glen Designer Outlet. The property benefits from a lounge open plan dining area, modern fitted kitchen with separate utility room, downstairs bathroom, generous sized conservatory and three good sized bedrooms. Viewing comes highly recommended on this delightful home.

ENTRANCE

Access via PVCu front door into welcoming entrance hallway.

ENTRANCE HALLWAY

Artexed and coved ceiling, papered walls, two radiators, staircase leading to first floor with under stairs storage area and fitted carpet.

LOUNGE (13' 4" x 11' 4") or (4.06m x 3.46m)

Overlooking the front via a PVCu double glazed bay window is the lounge which is finished with papered and coved ceiling, papered walls and fitted carpet. Open archway through into dining area.

DINING AREA (12' 2" x 8' 8") or (3.71m x 2.63m)

A generous sized dining room which is open plan from the lounge comprising artexed ceiling, papered walls and fitted carpet.

KITCHEN (11' 6" x 10' 7") or (3.50m x 3.23m)

Artexed and coved ceiling, part emulsioned/part tiled walls and tiled flooring. A range of base and wall units with complementary work surface and stainless steel single drainer sink unit. Space for free standing fridge/freezer. Double cooker to remain. Opening into utility area.

UTILITY AREA (13' 2" x 8' 4") or (4.02m x 2.53m)

Polycarbonate roof, emulsioned walls, PVCu double glazed window to side and door to rear. This room offers ample space for table and chairs. A continuation of the base units from the kitchen with complementary work surface. Plumbing for automatic washing machine and tumble drier. Radiator. Tiled flooring. Door into conservatory.

INNER PORCH

Papered and coved ceiling, loft access, papered walls and tiled flooring. Door giving access into pantry which houses gas combination boiler.

DOWNSTAIRS BATHROOM (9' 0" x 6' 10") or (2.74m x 2.08m)

Artexed and coved ceiling, part emulsioned/part tiled walls, PVCu frosted double glazed window to side and vinyl flooring. This modern bathroom comprises a three piece suite in white with wash hand basin set within vanity unit, low level w.c. and panelled bath with over head shower. Radiator. Storage cupboard. Vinyl flooring.

CONSERVATORY (18' 6" x 9' 5") or (5.63m x 2.86m)

Beautiful addition to the property with poly carbonate roof, PVCu double glazed units set on dwarf wall, radiator and tiled flooring.



FIRST FLOOR LANDING

Via staircase with fitted carpet and wooden balustrade. Artexed and coved ceiling, loft access, papered walls and fitted carpet.

MASTER BEDROOM (15' 0" x 12' 4") or (4.57m x 3.75m)

Overlooking the front via two PVCu double glazed windows is this generous sized master bedroom finished with skimmed and coved ceiling, emulsioned walls and fitted carpet.

BEDROOM 2 (11' 5" x 10' 7") or (3.48m x 3.22m)

Overlooking the side via a PVCu double glazed windows is this second double bedroom finished with artexed and coved ceiling, emulsioned walls and fitted carpet.

BEDROOM 3 (10' 1" x 8' 9") or (3.07m x 2.67m)

Overlooking the rear via a PVCu double glazed windows is this third double bedroom finished with emulsioned and coved ceiling, emulsioned walls and fitted carpet.

OUTSIDE

The rear garden has steps leading to concrete area which offers ample space for seated area. Gate giving access to rear lane.

The front garden is laid to decorative P chippings. The side garden also has a continuation of patio area ideal for garden furniture. Side access.

DIRECTIONS

Travelling along Llangeinor Road take a left onto Bettws Road and the property can be found on the right hand side.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	49	
(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+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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