



BRITISH
PROPERTY
AWARDS
2018-2019
★★★★★
GOLD WINNER

LETTING AGENT
IN BRIDGEND

Park Court Road, Bridgend. CF31 4BP

£177,500



Park Court Road, Bridgend. CF31 4BP

A THREE BEDROOM semi detached dormer BUNGALOW. Property comprises LOUNG/DINER, fitted kitchen with appliances, SHOWER ROOM. Sought after location of Bridgend, close to NEWBRIDGE FIELDS and within walking distance of Bridgend town centre. NO ON-GOING CHAIN/MUST BE VIEWED

£177,500

- Three bedroom semi detached dormer bungalow
- Generous sized lounge/dining room
- Fitted kitchen with integrated appliances
- Downstairs shower room, EPC-D
- Enclosed rear garden / driveway & garage
- NO ON-GOING CHAIN/VIEWING RECOMMENDED



DESCRIPTION

A three bedroom semi detached dormer bungalow in a sought after location of Bridgend which is close to Newbridge Fields and within walking distance of Bridgend town centre. The property comprises downstairs double bedroom, downstairs shower room, good sized lounge/dining room, fitted kitchen with integrated appliances and two further bedrooms to first floor. Mature enclosed rear garden with patio and decked areas, ideal for garden furniture. Driveway parking for three/four vehicles and single garage with power and light installed. Internal viewing highly recommended.

ENTRANCE

Via PVCu double glazed door with opaque glass into the entrance hallway.

ENTRANCE HALLWAY

Papered and coved ceiling, papered walls, double radiator, staircase leading to first floor with under stairs storage cupboard and oak effect Karndean flooring.

LOUNGE / DINING ROOM (28' 8" x 12' 8") or (8.74m x 3.86m)

A generous sized open plan lounge/dining room which is finished with papered and coved ceiling, papered walls and fitted carpet. PVCu double glazed window to front aspect and PVCu double glazed French doors to the dining area giving access onto rear garden. Focal point to the lounge is the feature fire surround with living flame gas fire. Three radiators. Ample space for lounge and dining room furniture.

KITCHEN/BREAKFAST ROOM (15' 0" x 9' 3") or (4.58m x 2.83m)

Overlooking the rear via a PVCu double glazed window is this modern fitted kitchen/breakfast room comprising a range of base and wall units in cream shaker style with complementary work surface, breakfast bar area and integrated appliances to include dishwasher, fridge/freezer, washing machine and electric oven and grill. PVCu frosted glazed door giving access to rear garden. Ceramic tiled flooring.

DOWNSTAIRS SHOWER ROOM (6' 1" x 5' 5") or (1.86m x 1.66m)

Artexed and coved ceiling, fully tiled walls and flooring. PVCu frosted double glazed window to rear aspect and a three piece suite comprising corner shower cubicle with a glass sliding door and mains fed shower, low level w.c. and wash hand basin set within vanity unit with storage below.

BEDROOM 1 (11' 3" x 9' 8") or (3.42m x 2.95m)

Located on the ground floor this room is currently being used as the main bedroom but could be utilised as a reception room and is finished with papered walls, PVCu double glazed window to front, radiator, Karndean flooring and a range of built-in cupboards to include wardrobes and overhead storage.

LANDING

Papered ceiling with one centre light, papered walls, access into eaves storage and fitted carpet.

BEDROOM 2 (14' 8" x 11' 5") or (4.46m x 3.49m)

Overlooking the side via a large PVCu double glazed window finished with papered walls, radiator, a range of storage cupboards to incorporate dressing table and wood effect laminate flooring.



BEDROOM 3 (9' 10" x 7' 6") or (2.99m x 2.28m)

A generous sized bedroom with PVCu double glazed window to rear, loft access, papered walls, a range of built-in wardrobes (one housing Worcester gas combination boiler) and wood effect laminate flooring.

OUTSIDE

The rear garden is enclosed and bounded by breeze block wall and wood panel fencing. Mainly laid to lawn with an abundance of mature trees and shrubs. Large decked area ideal for garden furniture.

The frontage is enclosed by low level brick wall and is laid to decorative chipping's making a low maintenance garden. Driveway offering parking for approximately three/four vehicles. Larger than average single garage which is accessed via up and over door, power and light installed and offers ample storage.

DIRECTIONS

From Bridgend town take Angel Street and take your first left onto Park Court Road, continue along the road for some time and the property can be found on the right hand side.



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

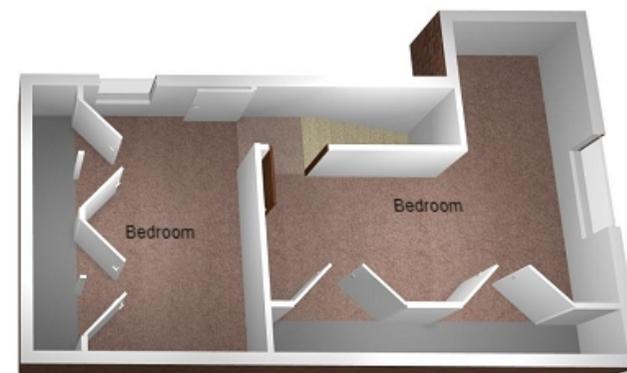
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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		80
(55-68) D		
(39-54) E	51	
(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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