



Kingston House Canola, Sarn, Bridgend.
CF32 9TY

£149,950



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Traditional three bedroom semi detached house which retains many original features. Comprising entrance hall, large lounge, kitchen/dining room, three double bedrooms, modern bathroom, enclosed rear garden, detached single garage. INTERNAL VIEWING HIGHLY RECOMMENDED.

£149,950 - Freehold

- Traditional semi detached house
- THREE DOUBLE BEDROOMS
- Many original features and modern touches
- Kitchen/dining room
- Enclosed rear garden/detached single garage
- Good road links to M4 corridor
- INTERNAL VIEWING HIGHLY RECOMMENDED



DESCRIPTION

A well presented property which offers excellent family accommodation. The property has been fully modernised but has retained original features. Within walking distance to local shops and amenities. Good road links to the M4 corridor, within a short drive of McArthur Glenn Designer outlet and Bridgend town centre. Internal viewing highly recommended.

ENTRANCE

Impressive PVCu part glazed door with glazed fan light and ornate silver centre door handle glazed fan light.

ENTRANCE HALL

Papered and coved ceiling with centre light and emulsioned walls. Original archway with cornice into the inner hallway.

INNER HALLWAY

Emulsioned and coved ceiling, smoke detector, emulsioned walls and modern radiator, fitted carpet and under stairs storage cupboard. Staircase with fitted carpet and open balustrade to the first floor.

LOUNGE (23' 4" x 13' 10") or (7.11m x 4.22m)

Artexed, emulsioned and coved ceiling with two centre lights, emulsioned walls, two radiators and two PVCu double glazed windows one to the rear garden and one bay window to front aspect, taking full advantage of the rural countryside views. Feature fireplace housing modern log effect electric fire and oak effect laminate flooring.

KITCHEN/DINER (21' 7" x 9' 11") or (6.57m x 3.02m)

To the dining area - artexed, emulsioned and coved ceiling with centre light and emulsioned walls. To the kitchen the ceiling is skimmed with centre light and part emulsioned /part tiled walls. A range of wall and base units with complementary work top, integrated appliances include electric oven, four ring gas hob with stainless steel back plate, glass and stainless steel cooker hood. Space for freestanding fridge/freezer and washing machine. Wall mounted gas combination boiler within large larder cupboard. Two PVCu double glazed windows one to side and one to rear aspect. Part glazed PVCu door leads to the side courtyard and rear garden. Tile effect vinyl flooring.

LANDING

Papered and coved ceiling with centre light, emulsioned walls, open balustrade and fitted carpet. Step up to the main landing, access to storage cupboard.

BEDROOM 1 (11' 5" x 10' 11") or (3.47m x 3.32m)

A good sized double bedroom with emulsioned and coved ceiling with centre light and ceiling rose, emulsioned walls, double radiator, fitted carpet, PVCu double glazed window overlooking the rear garden.

BEDROOM 2 (12' 11" x 9' 10") or (3.93m x 3.0m)

The second double bedroom offers, emulsioned and coved ceiling with centre light and ceiling rose, emulsioned walls with one feature papered wall, PVCu double glazed window to side aspect, radiator and fitted carpet.

BEDROOM 3 (12' 0" x 10' 0") or (3.66m x 3.04m)

The third double bedroom is currently used as a second sitting room/ games room. Benefiting from emulsioned and coved ceiling with centre light and ceiling rose, papered walls with dado rail, PVCu double glazed window to front aspect which takes in the rural views towards the Ogmere Valley, radiator and fitted carpet.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.



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