



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

LETTING AGENT
IN BRIDGEND



St Winifreds Road, Cefn Glas, Bridgend .
CF31 4PN

£149,950

PJC PAYTON
JEWELL
CAINES

St Winifreds Road, Cefn Glas, Bridgend . CF31 4PN

NO ONGOING CHAIN - Well presented 3 bedroom semi detached house comprising lounge/diner and kitchen to the ground floor, two double bedrooms and shower room to the first floor and attic room conversion/bedroom three to the second floor. Enclosed private rear garden and off road parking.

£149,950 - Freehold

- A traditional 3 bed semi detached house
- Lounge/diner
- Two double bedrooms and shower room to the first floor
- Attic conversion/bedroom to the second floor
- Enclosed private rear garden / off road parking
- NO ONGOING CHAIN, EPC-D



DESCRIPTION

Introducing this well presented three bedroom semi detached property close to local facilities and amenities, within walking distance of Cefn Glas Infant School and Bryntirion Comprehensive School. The property offers three double bedrooms, lounge/diner, shower room to first floor and large enclosed rear garden with two patio areas ideal for garden furniture, off road parking and low maintenance garden. Good road links to the M4 and A48 and within walking distance of Bridgend train and bus stations. Internal viewing highly recommended.

ENTRANCE

Via part glazed PVCu door with part glazed fan light.

ENTRANCE HALL

Artexed and coved ceiling with one centre light, smoke detector and emulsioned walls. Radiator, under stairs storage cupboard and ceramic tiled flooring. Staircase with open balustrade and fitted carpet to the first floor. PVCu double glazed window with frosted glass to side aspect.

LOUNGE/DINER (20' 10" x 11' 0") or (6.35m x 3.35m)

Artexed and coved ceiling with two centre lights, emulsioned walls, dual aspect windows both PVCu double glazed one to front and one to rear aspect. Feature fireplace with electric fire, wood effect laminate flooring and two radiators.

KITCHEN (11' 11" x 7' 5") or (3.63m x 2.25m)

Tongue and groove ceiling with one centre light, part tiled/part emulsioned walls and radiator. A range of wall and base units in cream with complementary work top housing one and half bowl stainless steel sink with mixer tap. Under stairs storage area. PVCu double glazed window to rear aspect. PVCu part glazed door with opaque glass leading to the side and rear garden. Space for freestanding washing machine, cooker and fridge/freezer. Tiled effect laminate flooring.

LANDING

Emulsioned and coved ceiling with one centre light, smoke detector, emulsioned walls and PVCu double glazed window with frosted glass to side aspect, fitted carpet.

BEDROOM 1 (11' 4" x 11' 8") or (3.46m x 3.56m)

Emulsioned and coved ceiling with centre light, emulsioned walls, radiator, PVCu double glazed window to rear aspect and two single built in storage cupboards one housing the gas combination boiler. Wood effect laminate flooring.

FAMILY SHOWER ROOM (6' 4" x 6' 0") or (1.92m x 1.82m)

Emulsioned and coved ceiling with centre light, fully tiled from floor to ceiling. Three piece suite comprising low level w.c. pedestal wash hand basin and fully tiled corner shower enclosure with mains fed shower and double sliding glass doors. PVCu double glazed window with frosted glass to rear aspect. Wall mounted heated towel rail and tile effect vinyl flooring.



INNER LANDING

Papered and coved ceiling with centre light, smoke detector, emulsioned walls and radiator. PVCu double glazed window to front aspect and fitted carpet. Staircase with open balustrade and fitted carpet to the attic room. Access into bedroom two.

BEDROOM 2 (11' 1" x 9' 2") or (3.37m x 2.79m)

Papered and coved ceiling with centre light, papered walls, PVCu double glazed window to front aspect, radiator and fitted carpet.



SECOND FLOOR LANDING

Emulsioned ceiling with centre light, emulsioned walls. Fitted carpet and two velux windows overlooking the rear garden. Storage cupboard which gives access into the eaves. Through modern archway into the main bedroom area.

BEDROOM 3/ATTIC ROOM (18' 5" x 9' 6") or (5.61m x 2.90m)

Skimmed ceiling, emulsioned walls, radiator, velux window with fitted blind overlooking the rear garden modern ceiling spotlights and wall light, wood effect laminate flooring.

OUTSIDE

The rear garden is bound by breeze block walling and wood panel fencing. Laid mainly to lawn with large patio area ideal for garden furniture. Brick built outbuilding with power and light. Accessed by hardwood door, PVCu double glazed window with frosted glass offers natural light.

To the side is a raised patio area ideal for garden furniture, which offers a private seating area. Access to the front via wood garden gate.

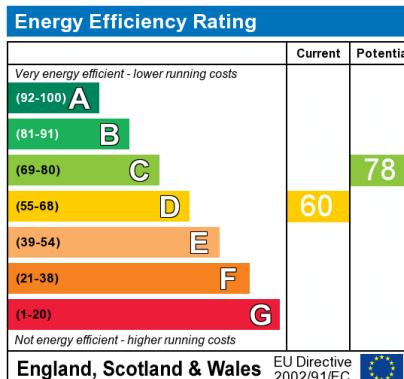


To the front the property is bound by breeze block walling, wrought iron gates give access to driveway parking for one vehicle. The front garden is low maintenance and laid to herringbone block paving. A wrought iron gate gives pedestrian access to the garden and front door.

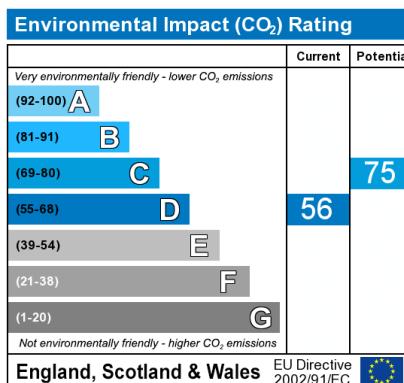
DIRECTIONS

Take Park Street, turn right on Heol Y Nant, turn left onto Llangwydd Road, take your first right onto St. Winifreds Road and the property can be found on your right hand side.





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.



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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