




BRITISH
PROPERTY
AWARDS
2018-2019
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GOLD WINNER
LETTING AGENT
IN BRIDGEND

The Beeches Caroline Avenue, North
Cornelly, Bridgend. CF33 4LF

£309,950

 PAYTON
JEWELL
CAINES

The Beeches Caroline Avenue, North Cornelly, Bridgend. CF33 4LF

Well presented EXECUTIVE four bed DETACHED house comprising three reception rooms, downstairs WC, kitchen/diner, utility room, master bedroom with large en-suite bathroom and separate shower, three further double bedrooms, two further en-suites, garden to two sides, garage & off road parking.

£309,950 - Freehold

- Four double bedroom detached house
- Large master bedroom with large four piece ensuite bathroom
- Two further en-suite shower rooms
- Three reception rooms/EPC - C
- Large kitchen/diner/ separate utility room
- Gardens to two sides/ Off road parking/Garage



DESCRIPTION

Introducing this well presented large executive four bedroom detached family home which offers master bedroom with large en-suite bathroom which includes bath and separate shower, three further double bedrooms two with en-suite shower rooms, three reception rooms, large kitchen/diner with French doors leading to rear garden, separate utility room, downstairs WC, internal door through to single garage which benefits from electric roller shutter door. The property has gardens to two sides and off road parking to the front for three/four vehicles.

The Beeches is within walking distance of local shops and amenities. North Cornelly benefits from local Primary School, Day Nursery, Supermarket, fish and chip shop, local Post Office, corner shop, Doctors surgery and also benefits from quick links to the M4 corridor via junction 37. The property is also within a 10 minute walk to Pyle train station on the main line to Cardiff/London and the bus stop is a 2 minute walk from the property giving easy access to Bridgend, Porthcawl and the Princess of Wales Hospital. The seaside town of Porthcawl is within a 10 minute drive. Internal viewing highly recommended to fully appreciate the property.

ENTRANCE

Via part glazed PVCu door with leaded detail, engraved glass and frosted glazed side panels into entrance hall.

ENTRANCE HALL

Large entrance hall with skimmed ceiling and coved ceiling, emulsioned walls, radiator, fitted carpet and alarm control panel. Staircase with modern open balustrade and fitted carpet to first floor.

RECEPTION 3/STUDY (10' 4" x 7' 11") or (3.14m x 2.41m)

Skimmed and coved ceiling, emulsioned walls, PVCu double glazed window to front aspect with vertical louvre blinds, radiator, fitted carpet, internet and telephone point.

LOUNGE (15' 3" x 13' 4") or (4.65m x 4.07m)

Skimmed and coved ceiling, emulsioned walls, Two PVCu double glazed windows overlooking the side of the property and one to the front with vertical louvre blinds, radiator, fitted carpet and television points.

RECEPTION 2 (13' 1" x 11' 9") or (3.99m x 3.57m)

Skimmed and coved ceiling, emulsioned walls, PVCu double glazed window to rear garden, radiator and fitted carpet.

KITCHEN/DINER (21' 11" x 14' 3") or (6.69m x 4.34m)

Skimmed and coved ceiling, modern down lights, emulsioned walls, a range of wall and base units in high gloss cream with modern stainless steel bar handles, complementary solid oak work top. Ceramic single drainer sink with mixer tap. Integrated appliances include dishwasher, wine cooler, double oven and built in microwave. Space for freestanding American style fridge freezer. High gloss flooring and plinth lighting. PVCu double glazed window to rear garden with vertical louvre blinds. PVCu double glazed French doors opening onto patio area. Two radiators and television point.

UTILITY (9' 9" x 6' 0") or (2.98m x 1.82m)

Skimmed and coved ceiling, extractor fan, emulsioned walls, tiling to splash back areas, wall mounted Baxi gas combination boiler, radiator and PVCu double glazed window to rear aspect with vertical louvre blinds. Solid oak worktop with three high gloss storage cupboards below. Space for washing machine and tumble drier (vented). PVCu part glazed door to side aspect. High gloss ceramic tiled flooring. Central heating control panel.



DOWNSTAIRS CLOAKROOM (7' 4" x 3' 0") or (2.24m x 0.91m)

Skimmed ceiling, emulsioned walls, PVCu frosted double glazed window to side aspect, radiator and high gloss ceramic tiled flooring. Two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back and mixer tap.

GARAGE (18' 10" x 13' 4") or (5.73m x 4.06m)

Accessed via pedestrian door off the kitchen. Power and light installed, alarm control panel and electric roller shutter door.

FIRST FLOOR LANDING (18' 6" x 14' 4") or (5.63m x 4.37m)

An impressive gallery style landing with open balustrade and fitted carpet. Skimmed and coved ceiling, modern down lights, two radiators, access into attic which is part boarded with power and lighting installed, PVCu double glazed window to front aspect. Storage cupboard housing pressurised hot water system and large airing cupboard. Multiple power points and telephone point.

BEDROOM 1 (21' 11" x 18' 2") or (6.69m x 5.54m)

Skimmed and coved ceiling, emulsioned walls, PVCu double glazed window to front aspect with vertical louvre blind and PVCu double glazed window to dressing room area with frosted glass. Three radiators, fitted carpet and television point. Access into large en-suite 4 piece bathroom.

EN-SUITE BATHROOM (10' 2" x 8' 9") or (3.11m x 2.67m)

Large en-suite bathroom. Skimmed and coved ceiling, modern down lights, extractor fan, part tiled/ part emulsioned walls, PVCu frosted double glazed window to rear aspect. Four piece suite comprising low level WC, glass marble effect sink with mixer tap, panelled bath with mixer tap and separate fully tiled double shower enclosure with mains fed shower and sliding glass door. Wall mounted heated towel rail and fitted carpet.

BEDROOM 2 (14' 1" x 11' 9") or (4.29m x 3.58m)

Skimmed and coved ceiling, modern down lights, emulsioned walls, PVCu double glazed window to rear aspect with pull down blind and far reaching views of Margam mountain and the countryside beyond, radiator, fitted carpet and television point.

EN-SUITE (6' 2" x 2' 6") or (1.88m x 0.77m)

Skimmed ceiling with modern down lights, extractor fan, emulsioned walls and fitted carpet. Three piece suite comprising low level WC, pedestal wash hand basin with tiled splash back and mixer tap, fully tiled separate shower enclosure with mains fed shower and bi-folding glass shower door.

BEDROOM 3 (14' 4" x 13' 4") or (4.37m x 4.07m)

Skimmed and coved ceiling, emulsioned walls, PVCu double glazed window to front aspect with vertical louvre blind, radiator, fitted carpet and television point.

BEDROOM 4 (10' 3" x 9' 11") or (3.13m x 3.01m)

Skimmed and coved ceiling, emulsioned walls, PVCu double glazed window to rear aspect with vertical louvre blind taking in the rural view of Margam mountain, radiator, built in wardrobe, fitted carpet and television point.



EN-SUITE SHOWER ROOM (5' 1" x 2' 6") or (1.56m x 0.76m)

Skimmed ceiling with modern down lights, extractor fan, emulsioned walls and fitted carpet. Three piece suite comprising low level WC, pedestal wash hand basin with tiling to splash back area and mixer tap, separate fully tiled shower enclosure with mains fed shower and bi-folding glass shower screen.

FAMILY BATHROOM (10' 2" x 9' 10") or (3.11m x 2.99m)

A bathroom with a wow factor - the large Spa bath. Finished with skimmed and coved ceiling, modern down lights, extractor fan, emulsioned walls with tiling to splash back areas, radiator, wall mounted heated towel rail and wood effect vinyl floor covering. Three piece suite comprising low level WC, pedestal wash hand basin with tiling to splash back area and mixer tap, the inviting large spa bath takes centre stage, with mixer tap set within tongue and groove wood panelled unit. Fully tiled to splash back area.

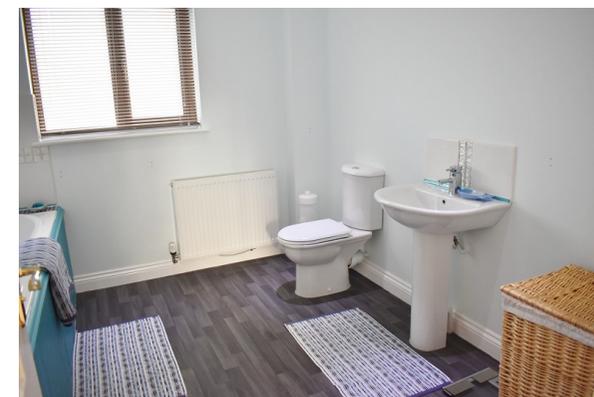
OUTSIDE

The garden is on three sides and is bounded by wood panel fencing, laid mainly to lawn with side access to both sides via wooden garden gates. Three patio areas, outside tap and lights to the front and rear. The garden shed will remain.

To the front the property is bounded by brick walling with block paviour driveway which offers parking for three to four vehicles.

DIRECTIONS

From Bridgend town take Park Street and continue onto Laleston, at the roundabout take the third exit onto the A48, continue to the Pyle roundabout take the second exit onto School Terrace, at the junction turn right onto Porthcawl Road, turn left onto Caroline Avenue and the property is the first house on your right.



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+) A		
(81-91) B		81
(69-80) C	78	
(55-68) D		
(39-54) E		
(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+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(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.

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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