



Banc-Yr-Allt , Llangewydd Court, Bridgend.  
CF31 4RH

£174,950

**PJC** PAYTON  
JEWELL  
CAINES

## Banc-Yr-Allt , Llangewydd Court, Bridgend. CF31 4RH

Three bedroom detached house situated in a popular location and well presented throughout. Accommodation briefly comprising entrance hall, lounge, good size kitchen/diner, three bedrooms, master with EN SUITE family bathroom, enclosed rear garden, front garden and OFF ROAD PARKING.

£174,950 - Freehold

- Three bedroom detached family home
- Generous sized kitchen/diner
- Downstairs cloakroom/WC
- Master bedroom with en suite
- Privately enclosed rear garden , EPC-C
- Driveway parking for two vehicles



## DESCRIPTION

Introducing this three bedroom detached house, situated within a sought after location of Llangewydd Court. The property is within walking distance of Bridgend town centre with all its amenities and facilities and is within close links to the A48 and M4 corridor. Internal viewing highly recommended to appreciate this family home.

## ENTRANCE

Access via part frosted glazed PVCu front door into entrance hallway.

## ENTRANCE HALLWAY

Emulsioned walls, staircase leading to first floor and ceramic tiled flooring.

## CLOAKROOM/W.C

PVCu frosted double glazed window to the front and a two piece suite in white comprising low level WC and wall mounted wash hand basin.

## LOUNGE (20' 4" x 9' 10") or (6.20m x 3.0m)

Overlooking the rear garden via PVCu double glazed French doors and finished with emulsioned ceiling with two matching spot lights, emulsioned walls with one featured paper wall, skirting and laminate flooring with a further PVCu double glazed window overlooking the side.

## KITCHEN/DINER (32' 6" x 7' 10") or (9.90m x 2.40m)

PVCu double glazed window to the rear and PVCu double glazed window to the front with an additional PVCu frosted double glazed door giving access to rear garden. The kitchen is arranged with low level and wall mounted units in beech with complementary roll top work surface, integrated electric oven with ceramic hob and overhead extractor hood with stainless steel splash back. Plumbing for automatic washing machine. Inset one and a half basin sink with mixer tap and drainer. Space for fridge/freezer. Ample space for dining table and living room furniture. Emulsioned walls, spot lights and ceramic tiled flooring.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Loft access and a fitted storage cupboard with shelving.

## FAMILY BATHROOM

PVCu frosted double glazed window to the front and a three piece suite in white comprising bath with overhead shower, low level WC and wash hand basin. Ceramic tiles to splash back. Vinyl flooring.

## MASTER BEDROOM (11' 6" x 10' 2") or (3.50m x 3.10m)

Overlooking the rear via a PVCu double glazed window with a fitted roller blind and finished with emulsioned walls, skirting and laminate flooring.

## EN SUITE

PVCu frosted double glazed window to the side and a three piece suite in white comprising shower cubicle with glazed door, plumbed shower and shower attachment on Rainforest head, low level WC and wash hand basin with chrome mixer taps. Full height ceramic tiles to the wall, central light fitting, wall mounted heated towel rail and ceramic tiles to the floor.



### **BEDROOM 2 (11' 8" x 8' 0") or (3.55m x 2.45m)**

Overlooking the rear via a PVCu double glazed window with a fitted roller blind and finished with emulsioned walls, skirting and laminate flooring.

### **BEDROOM 3 (9' 6" x 8' 2") or (2.90m x 2.50m)**

Overlooking the front via a PVCu double glazed window with a fitted roller blind and finished with emulsioned walls, skirting and laminate flooring with a fitted storage cupboard housing wall mounted Worcester gas combination boiler.

### **OUTSIDE**

Privately enclosed rear garden which is laid to decking with steps leading to area of lawn which is all enclosed by close board fence. Storage shed to remain. Side access and gated pathway through to the front with a driveway offering parking for two vehicles.

### **DIRECTIONS**

Travelling out of Bridgend along Park Street towards the traffic lights at Bryntirion Hill, take a right onto Bryn Golau, take the second turning left onto Llangewydd Road, third turning right onto Banc Yr Allt where the property can be found.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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 <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> 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 (CO<sub>2</sub>) 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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