



Heol Llwynffynon, Llangeinor, Bridgend.
CF32 8PR

£125,000

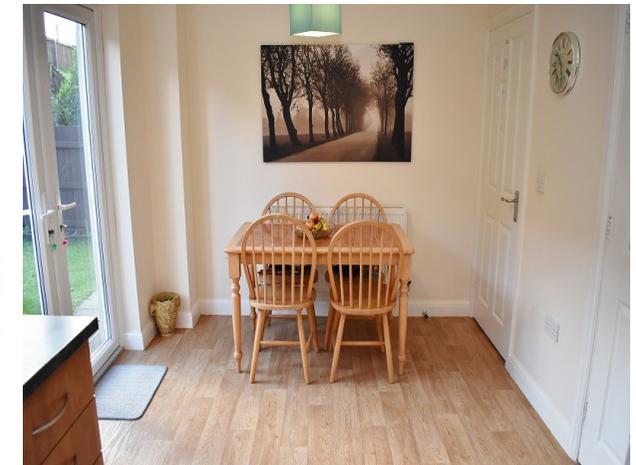


Heol Llwynffynon, Llangeinor, Bridgend. CF32 8PR

Modern well presented three bedroom semi-detached property comprising entrance hall, lounge, good sized KITCHEN/DINER, downstairs w.c. family bathroom, enclosed rear garden and AMPLE OFF ROAD PARKING. The property boasts SPECTACULAR VIEWS of the surrounding countryside. Ideal first time buy!

£125,000 - Freehold

- Modern three bedroom semi detached house
- Modern fitted kitchen/dining area
- Downstairs cloakroom
- Within 15 minutes of the M4 corridor
- Spectacular countryside views
- Ample off road parking / EPC=C



DESCRIPTION

A well presented three bedroom semi-detached house located in the semi-rural village of Llangeinor. The property is set within a quiet road that benefits from rural views to the front and overlooks fields to the rear. Within walking distance of local shops, Primary school and Bus route into Bridgend Town Centre. Internal viewing highly recommended to fully appreciate.

ENTRANCE

Access via PVCu part glazed door into:

ENTRANCE HALL

Skimmed emulsioned ceiling with centre light, emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to side of property. Staircase to first floor.

CLOAKROOM/W.C

Skimmed emulsioned ceiling, emulsioned walls, radiator. Two piece suite comprising low level w.c and wall mounted wash hand basin with tiling to splash back area. PVCu double glazed window with frosted glass to front aspect. Fitted carpet.

LOUNGE (14' 11" x 12' 4") or (4.55m x 3.77m)

A lovely homely lounge finished with skimmed emulsioned and coved ceiling with centre light, emulsioned walls. Two radiators, fitted carpet. The PVCu double glazed window to front of property boasts spectacular rural views. Door to:

KITCHEN/DINER (8' 6" x 15' 7") or (2.60m x 4.75m)

A lovely sunny aspect kitchen/diner with French doors that lead to the enclosed private rear garden. Finished with skimmed emulsioned ceiling two centre lights, emulsioned walls, Under stairs storage cupboard and ample space for dining table and chairs. The Kitchen has a range of wall and base units with complimentary work surfaces, single drainer sink unit with mixer tap. Space for free standing washing machine and fridge freezer. Integrated appliances include electric oven, four ring gas hob and concealed extractor hood. Ample space for fridge/freezer. One of the cupboards houses the Worcester Gas combi boiler. PVCu double glazed window and French doors open onto the rear garden.

LANDING

Skimmed emulsioned ceiling, emulsioned walls. Loft access with pull down ladder and light. Airing cupboard with shelving. Ceiling air humidifier. PVCu double glazed window to side aspect.

BEDROOM 1 (13' 7" x 8' 8") or (4.14m x 2.65m)

The main bedroom comfortably takes the king size bed with space for additional bedroom furniture. Skimmed emulsioned ceiling with centre light, emulsioned walls, radiator, fitted carpet. PVCu double glazed window to front of property boasting spectacular views.

BEDROOM 2 (9' 10" x 8' 4") or (3.0m x 2.55m)

Skimmed emulsioned ceiling with centre light, emulsioned walls, radiator, fitted carpet. PVCu double glazed window to rear of property boasting spectacular views.



BEDROOM 3 (8' 4" x 6' 6") or (2.54m x 1.98m)

Skimmed emulsioned ceiling with centre light, emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property boasts spectacular views.

BATHROOM (5' 7" x 6' 10") or (1.70m x 2.08m)

Skimmed emulsioned ceiling, emulsioned walls. Fitted carpet. Radiator. Three piece suite in White comprising low level w.c, pedestal wash hand basin with tiles to splash back and panelled bath which is fully tiled with overhead mixer shower tap and shower screen. Radiator. PVCu double glazed frosted window to rear aspect.

OUTSIDE

The front of the property is open plan with off road parking for approximately two vehicles to side and additional designated parking area opposite. Gate leading to rear garden. The rear garden backs onto farmland and is enclosed via wood panel fencing and laid mainly to lawn with decked area ideal for garden furniture.

DIRECTIONS

On entering Llangeinor follow the main road Heol Llangeinor taking a right turning onto Heol Gelli Llwdra left onto Heol Llwynffynnon where the property can be found.



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

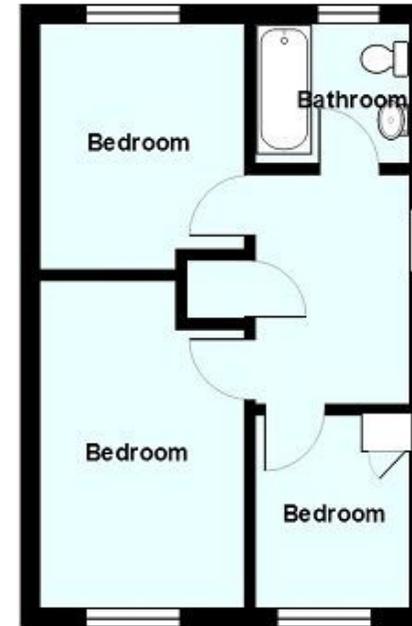
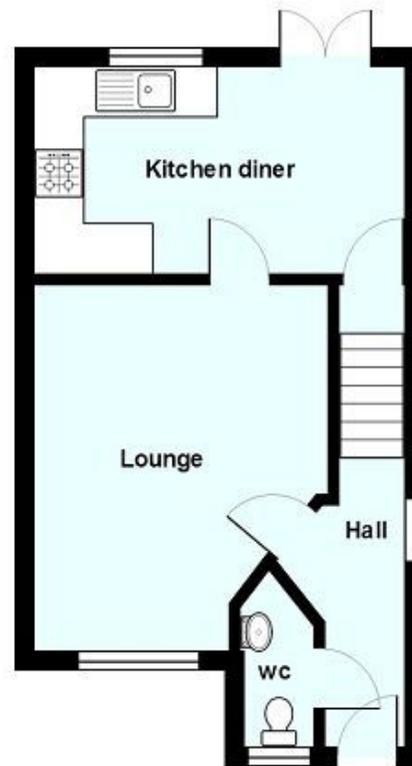
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(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+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(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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01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk