



Westminster Way, Cefn Glas, Bridgend.  
CF31 4QX

£120,000



## Westminster Way, Cefn Glas, Bridgend. CF31 4QX

CASH PURCHASE ONLY - LEASEHOLD. Three bedroom SEMI DETACHED house, situated in Cefn Glas which is within close proximity to local shops and Schools. The property comprises entrance porch, spacious fitted kitchen, lounge, dining room, sun room, bathroom and private rear garden. NO ONWARD CHAIN.

£120,000 - Leasehold

- Three bedroom semi detached house
- CASH PURCHASE ONLY
- Two reception rooms
- Sun room, EPC - E
- Privately enclosed rear garden
- Available with NO ONWARD CHAIN
- LEASEHOLD - 46 YEARS REMAINING



## ENTRANCE

Access via PVCu double glazed front door into entrance porch.

## ENTRANCE PORCH

PVCu double glazed windows surround. Door giving access into lounge.

## LOUNGE (13' 0" x 16' 8") or (3.96m x 5.08m)

Overlooking the front via a PVCu double glazed window to the front and finished with emulsioned walls, radiator and fitted carpet.

## DINING ROOM (10' 9" x 9' 0") or (3.28m x 2.74m)

Emulsioned walls, radiator and fitted carpet. Access into sun room.

## KITCHEN (10' 9" x 7' 5") or (3.28m x 2.26m)

The kitchen is finished with part tiled/part emulsioned walls and comprises a range of base and wall units with complementary work surface, stainless steel single drainer sink unit, for ring gas hob and extractor. PVCu double glazed window.

## SUN ROOM (9' 9" x 8' 7") or (2.97m x 2.62m)

Overlooking the rear via PVCu double glazed patio doors and finished with emulsioned walls, radiator and laminate flooring.

## FIRST FLOOR LANDING

## BEDROOM 1 (13' 0" x 9' 11") or (3.96m x 3.02m)

Emulsioned walls, PVCu double glazed window to the front and fitted carpet.

## BEDROOM 2 (10' 10" x 9' 11") or (3.30m x 3.02m)

Emulsioned walls, PVCu double glazed window to the rear and fitted carpet.

## BEDROOM 3 (10' 10" x 6' 6") or (3.30m x 1.98m)

Emulsioned walls, PVCu double glazed window to the front and fitted carpet.

## FAMILY BATHROOM

PVCu frosted glazed window to rear and finished with fully tiled walls and a three piece suite comprising panelled side bath, low level WC and wash hand basin. Tiled flooring.

## OUTSIDE

Privately enclosed garden to rear which is laid to patio. Outbuilding.



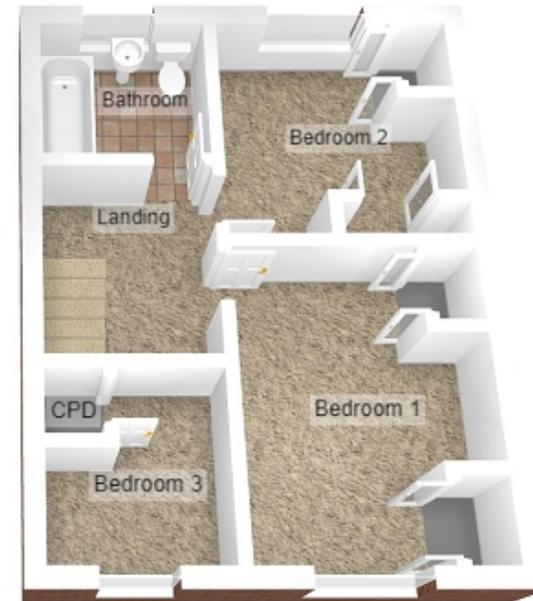
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 (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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