



Grove Road, Bridgend, Bridgend County.
CF31 3EF

£217,000

PCJ PAYTON
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Grove Road, Bridgend, Bridgend County. CF31 3EF

Traditional three bedroom semi detached house comprising entrance hall, lounge, kitchen/diner with French doors to rear garden, three good sized bedrooms, family bathroom, large enclosed rear garden, single detached garage via rear lane access. NO ONGOING CHAIN.

£217,000 - Freehold

- Three bedroom semi detached house
- Large kitchen/diner
- Large enclosed private rear garden with rear lane access
- Detached single garage
- Available with no ongoing chain/EPC-D



DESCRIPTION

A three bedroom semi detached house situated in the popular location of Grove Road in Bridgend. The property is of traditional build and benefits from large kitchen/diner with French doors leading onto the rear garden, three good sized bedrooms, family bathroom to the first floor, large enclosed rear garden with detached single garage that backs onto rear lane access which could provide an opportunity for somebody to put in a driveway to the rear of the property.

The property is within walking distance of Brynteg Comprehensive School and local Primary Schools. Viewing highly recommended to fully appreciate. Available with no ongoing chain.

ENTRANCE (12' 0" x 8' 0") or (3.67m x 2.45m)

Via part glazed PVCu door with frosted glazed side panel into the entrance hall finished with skimmed ceiling, modern down lights, emulsioned walls, original herringbone flooring and access into under stairs storage cupboard. Staircase with fitted carpet and open balustrade to first floor.

LOUNGE (13' 8" x 13' 2") or (4.16m x 4.01m)

Skimmed ceiling, modern down lights, emulsioned walls, PVCu double glazed bay window to front aspect, radiator, feature fireplace and a continuation of the herringbone original flooring.

KITCHEN/DINER (21' 6" x 10' 7") or (6.55m x 3.22m)

Skimmed ceiling, modern down lights, part tiled/part emulsioned walls, radiator, ceramic tiled flooring and PVCu double glazed French doors with side panel opening onto the decked area. A range of wall and base units in high gloss cream with complementary work top. Integrated one and a half bowl stainless steel sink. Integrated appliances include electric oven, four ring electric hob, stainless steel and glass cooker hood. Space for freestanding washing machine and fridge/freezer. Under stairs storage cupboard.

FIRST FLOOR LANDING

Via stairs with fitted carpet and modern open balustrade with oak and stainless steel feature. PVCu frosted double glazed window on the half landing. Skimmed ceiling with modern down lights, access into attic, emulsioned walls, radiator and fitted carpet.

BEDROOM 1 (13' 0" x 12' 1") or (3.96m x 3.68m)

Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

BEDROOM 2 (11' 0" x 10' 9") or (3.35m x 3.28m)

Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

BEDROOM 3 (10' 2" x 7' 1") or (3.09m x 2.17m)

Skimmed ceiling, one centre light, emulsioned walls, radiator, PVCu double glazed window to rear aspect and fitted carpet.


BATHROOM (7' 10" x 6' 8") or (2.39m x 2.04m)

Skimmed ceiling, four modern down lights, fully tiled walls, PVCu frosted double glazed window to front aspect, radiator and ceramic tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and corner bath with mixer tap and mains fed shower over with glass shower screen.

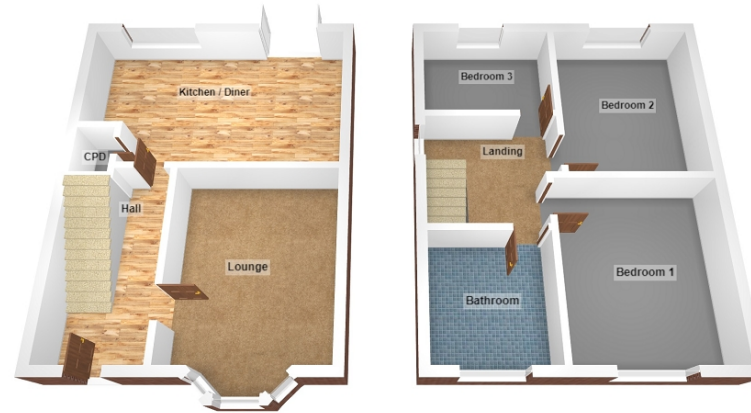


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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.



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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