



Bridgend Road, Aberkenfig, Bridgend . CF32
9AE

£140,000



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A well presented two bedroom semi detached cottage set within the village location of Aberkenfig and comprising entrance hall, good sized lounge/diner, kitchen, two bedrooms, bathroom, enclosed rear garden and detached single garage. NO ONGOING CHAIN.

£140,000 - Freehold

- Well presented two bedroom semi detached cottage
- Good sized lounge/diner
- Modern kitchen
- Family bathroom to the first floor
- Low maintenance patio area, EPC-E
- No ongoing chain



DESCRIPTION

Introducing this two bedroom semi detached cottage situated in the village location of Aberkenfig on the Pen Y Fai side, the property benefits from a good sized lounge, modern kitchen, low maintenance rear garden and detached single garage with power and light. Internal viewing recommended to fully appreciate this character property. Available with no ongoing chain.

ENTRANCE

Via part glazed PVCu door with leaded detail and opaque glass.

ENTRANCE HALL

Emulsioned ceiling with centre light, emulsioned walls, double radiator, ceramic tiled flooring and internal glazed door into the lounge/diner.

LOUNGE/DINER (20' 10" x 15' 11") or (6.35m x 4.84m)

Emulsioned and coved ceiling with two centre lights, emulsioned walls, PVCu double glazed large bay window to front aspect and PVCu double glazed window to rear. One modern wall mounted radiator to the lounge area and one double radiator to the dining area. Feature fireplace housing electric fire and wood effect laminate flooring. Staircase with open balustrade and fitted carpet to the first floor and under stairs storage cupboard. Glazed door leading into the kitchen.

KITCHEN (10' 3" x 7' 1") or (3.13m x 2.16m)

Emulsioned ceiling with two spot light bars and large velux window providing ample natural light. A range of wall and base units in oak effect with modern twisted steel handles. Integrated appliances include electric oven, four ring gas hob, stainless steel and glass cooker hood. Space for freestanding washing machine and fridge/freezer, one and half bowl sink with mixer tap and wall mounted combination gas boiler. Part tiled/part emulsioned walls, double radiator, ceramic tiled flooring and PVCu part glazed door with frosted glass to rear aspect.

LANDING

PVCu double glazed window to rear aspect on the half landing. Emulsioned ceiling with centre light, access into attic space, emulsioned walls, open balustrade and fitted carpet.

BEDROOM 1 (12' 11" x 8' 5") or (3.94m x 2.56m)

Emulsioned and coved ceiling with centre light, emulsioned walls with one feature papered wall, PVCu double glazed window to front aspect, double radiator and fitted carpet.

BEDROOM 2 (10' 0" x 7' 2") or (3.04m x 2.19m)

Emulsioned and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet.

FAMILY BATHROOM (10' 6" x 5' 3") or (3.21m x 1.60m)

Emulsioned and coved ceiling with three modern down lights, fully tiled from floor to ceiling with modern mosaic border and wall mounted heated towel rail. PVCu double glazed window with opaque glass to rear aspect. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with mains fed shower over and bi-fold glass shower screen. Ceramic tiled flooring.



OUTSIDE

The rear garden is bound by breeze block walling, steps with railings lead from the kitchen leading up to a raised patio area which leads directly into the garage. The patio area is bound by breeze block walling and wood panel fencing the patio area is laid to Astroturf. Side access from the front of the property. The garage is accessed from the patio area via pedestrian door and has two PVCu double glazed windows, power and light. Accessed via up and over door from the road.


To the front the property is bound by original stone walling and wrought iron railings with gate giving access to the front door and side access.

DIRECTIONS

From Bridgend town take Tondu Road to the Aberkenfig roundabout, at the roundabout take the 1st left, then the 1st left again onto Bridgend Road and the property can be found on the right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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