



Westward Place, Cefn Glas, Bridgend . CF31  
4XA

£189,950

**PJC** PAYTON  
JEWELL  
CAINES

## Westward Place, Cefn Glas, Bridgend . CF31 4XA

Three bedroom semi detached house comprising entrance porch, entrance hall, downstairs WC, TWO RECEPTION ROOMS, CONSERVATORY, kitchen, three bedrooms, family bathroom, enclosed rear garden, GARAGE and OFF ROAD PARKING. Viewing highly recommended.

£189,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Conservatory
- Downstairs WC
- Off road parking/ Garage
- Ideal first time buy/Viewing highly recommended/ EPC -D



## DESCRIPTION

Introducing this three bedroom semi detached home located on a sought after cul-de-sac in the Cefn Glas area of Bridgend.

The property is within easy walking distance of Llangewydd Juniors primary and Bryntirion Secondary schools as well as local amenities including a post office, Bryntirion football club and Filco convenience store.

## ENTRANCE

Via PVCu composite door into porch finished with emulsioned ceiling, papered walls, wooden flooring, door leading into entrance hall.

## ENTRANCE HALL

Artexed ceiling, emulsioned walls, staircase with fitted carpet leading to the first floor, radiator and three doors leading off.

## DOWNSTAIRS W.C. (5' 11" x 2' 9") or (1.81m x 0.84m)

Emulsioned ceiling and walls, laminate flooring, PVCu frosted double glazed window to the front of the property and radiator. Two piece suite comprising low level WC and wall mounted wash hand basin.

## LOUNGE (11' 3" x 13' 10") or (3.44m x 4.22m)

Artexed and coved ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property, two radiators, double doors leading into second reception room and feature marble fire surround with hearth housing gas fire.

## RECEPTION 2 (9' 7" x 9' 5") or (2.92m x 2.88m)

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator and picture window looking into the kitchen area. Double doors leading into the conservatory.

## CONSERVATORY (10' 11" x 10' 0") or (3.33m x 3.06m)

Poly carbonate roof, PVCu double glazed units set on dwarf wall, vinyl flooring, radiator and French doors leading out to the rear garden.

## KITCHEN (9' 5" x 15' 4") or (2.86m x 4.67m)

Emulsioned ceiling and walls, laminate flooring, a range of wall and base units with a complementary work surface housing a Belfast sink, space for table and chairs, integrated oven with hob and overhead extractor hood. Integrated fridge/freezer. Door to under stairs storage area. Two PVCu double glazed windows overlooking rear garden and door. Door leading into the garage.

## FIRST FLOOR LANDING

Artexed ceiling, emulsioned walls, fitted carpet, PVCu frosted double glazed window to the side of the property, built in storage cupboard and four doors leading off.



## **FAMILY BATHROOM (6' 2" x 5' 5") or (1.87m x 1.66m)**

Artexed ceiling, fully tiled walls, non slip flooring, PVCu frosted double glazed window to the rear of the property and a chrome towel rail radiator. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead shower and glass privacy screen.

## **BEDROOM 1 (10' 0" x 11' 7") or (3.06m x 3.54m)**

Artexed ceiling, part emulsioned/part papered walls, laminate flooring, PVCu double glazed window to the front of the property and built in wardrobes.

## **BEDROOM 2 (11' 2" x 8' 9") or (3.40m x 2.67m)**

Artexed ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to the rear of the property, radiator and built in cupboard.

## **BEDROOM 3 (7' 4" max x 8' 4" max) or (2.24m max x 2.54m max)**

Artexed ceiling, emulsioned walls, laminate flooring, PVCu double glazed window to the front of the property, radiator and built in storage over the stairs.

## **OUTSIDE**

Off road parking for up to two vehicles. Artificial grass.

The rear garden is enclosed and mainly laid to lawn with patio area and footpath to rear of the property. Bordered by wooden panel fencing and mature shrubs and plants. Storage shed.

## **GARAGE**

Up and over door with power and lighting. Gas combination boiler. Plumbing for automatic washing machine.

## **DIRECTIONS**

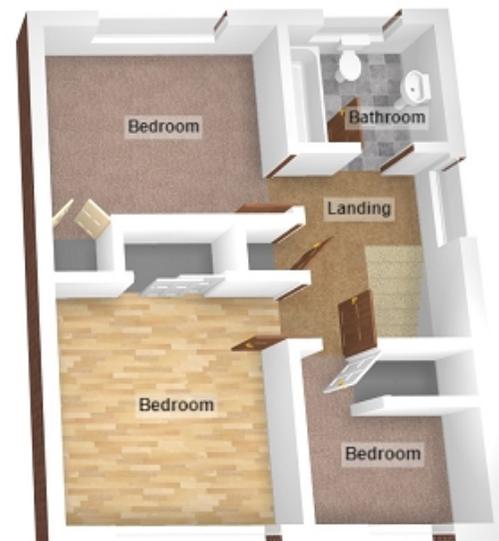
Travelling out of Bridgend on Bryntirion Hill take the right hand turn at the traffic lights. Continue up the hill and take the 3rd turn on the left onto Llangewydd Road. Take the first turning on the left onto Westward Place.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)