



Nant Canna, Treoes, Bridgend. CF35 5DE

£249,950

PJC PAYTON
JEWELL
CAINES

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Traditional three bedroom semi detached house comprising entrance hall, lounge, dining room, breakfast room, kitchen, downstairs w.c. three bedrooms, family bathroom, generous enclosed rear garden and enclosed front garden. SOLD WITH NO ONWARD CHAIN. Popular Vale of Glamorgan village location.

£249,950 - Freehold

- Tradition three bedroom semi detached house
- Vale of Glamorgan village location
- Generous enclosed rear garden
- Two reception rooms
- Requires modernisation throughout
- Gas fired combination boiler, EPC-E
- Sold with no onward chain



DESCRIPTION

Introducing this traditional three bedroom semi detached house located in the sought after Vale of Glamorgan village of Treoes and within easy walking distance of the local public house The Star Inn as well as easy access to the M4 and within an 8-10 minute drive of Cowbridge. The property requires some modernisation however, benefits from a good sized enclosed rear garden, gas fired combination boiler and is sold with no onward chain.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Central light fitting, papered walls, skirting, fitted carpet and stairs leading to the first floor. Doorway through into the lounge.

LOUNGE (12' 2" x 15' 1") or (3.70m x 4.60m)

Dual aspect natural light via PVCu double glazed bow window overlooking the front and PVCu double glazed window to the rear of property and finished with skimmed and emulsioned ceiling, coving, papered walls and fitted carpet.

DINING ROOM (10' 10" x 11' 6") or (3.30m x 3.50m)

Overlooking the front via PVCu double glazed bow window and finished with skimmed and coved ceiling, central light fitting, papered walls, skirting and fitted carpet. Electric coal effect fire with ceramic hearth and feature mantle. Through into the breakfast room.

BREAKFAST ROOM (10' 10" x 5' 3") or (3.30m x 1.60m)

PVCu double glazed window overlooking the side and finished with half ceramic tiles to the wall and fitted carpet. Space for breakfast table and chairs and under stairs storage cupboard with window to the rear. Doorway through into the kitchen.

KITCHEN (8' 8" x 5' 11") or (2.65m x 1.80m)

PVCu double glazed window to the rear and finished with emulsioned walls and ceramic tiles to the floor. A range of low level and wall mounted kitchen units with complementary roll top work surface and inset sink with mixer tap and drainer. Space for cooker and plumbing for automatic washing machine, doorway through into the w.c.

DOWNSTAIRS W.C.

Window to the side and low level w.c.

LANDING

Via stairs with fitted carpet and double balustrade, access to loft storage and a fitted storage cupboard housing a wall mounted Ferolli gas fired combination boiler.

BEDROOM 1 (13' 7" x 11' 10") or (4.15m x 3.60m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Two handy alcoves for fitted or freestanding furniture and a fitted storage cupboard.



BEDROOM 2 (12' 10" x 11' 10") or (3.90m x 3.60m)

Overlooking the front via PVCu double glazed window and finished with a painted wall with high level feature border, skirting, fitted carpet, fitted storage cupboard and alcove for freestanding or fitted furniture.

BEDROOM 3 (8' 10" x 7' 10") or (2.70m x 2.40m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BATHROOM

Frosted glazed window and roller blind overlooking the rear, respertex to the wall and fitted carpet. Three piece suite comprising w.c. wash hand basin with mixer tap and storage below with bathroom cabinet above and a walk in mobility shower/bath.

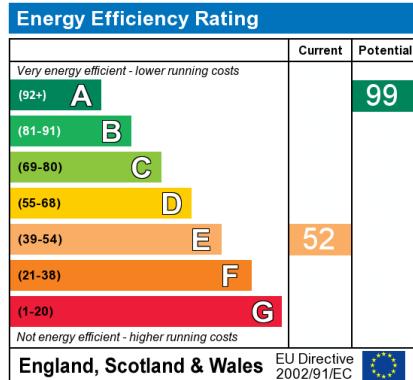
OUTSIDE

Enclosed rear garden by closed board fence, generous area of lawn, two wooden storage sheds plus greenhouse and patio area with side access back to the front of property.

Enclosed front garden laid to lawn with perimeter mature trees and shrubs and gated access with a pathway to the front door.



Floorplan & EPC



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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