



Westminster Way, Bridgend, Bridgend
County. CF31 4QX

£129,950

PJC PAYTON
JEWELL
CAINES

Westminster Way, Bridgend, Bridgend County. CF31 4QX

A well presented three bedroom mid terraced house. Comprising lounge/dining room, kitchen, two double bedrooms, 1 single bedroom, shower room to first floor, off road parking to rear. Close to local schools. Available with no on-going chain. Ideal first time buy or investment property.

£129,950 - Freehold

- THREE BEDROOM mid terraced house
- Lounge with dining area
- 2 x double bedrooms
- Shower room to first floor
- Off road parking to rear/EPC-D
- No on-going chain/viewing highly recommended



DESCRIPTION

A well presented three bedroom mid terraced property which benefits from off road parking to the rear. Property comprises - lounge/diner, kitchen, three bedrooms to first floor and shower room, gardens front and rear. Internal viewing highly recommended. Would suit investor or first time buyer.

ENTRANCE PORCH

via PVCu double glazed door into entrance porch which leads into the lounge/dining room.

LOUNGE (14' 8" x 13' 2") or (4.47m x 4.01m)

A good size lounge/dining room which benefits from artexed emulsioned ceiling, centre light, emulsioned walls, one wall feature wallpaper, PVCu double glazed window to front aspect. Baxi Bermuda Log effect gas fire with back boiler system, wood effect laminate flooring. Square archway through to dining area.

DINING AREA (10' 3" x 9' 11") or (3.13m x 3.02m)

Artexed emulsioned ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window and fully glazed door to rear aspect. Wood effect laminate flooring, doorway through to kitchen.

KITCHEN (9' 11" x 6' 7") or (3.02m x 2.0m)

Artexed emulsioned ceiling, part tiled part emulsioned walls. Wall and base units with complementary work surface, stainless steel sink with mixer tap, space for free-standing washing machine and fridge/freezer. UPVC double glazed window to rear garden, storage cupboard housing hot water tank. Ceramic tiled flooring.

BEDROOM 1 (14' 8" x 8' 8") or (4.47m x 2.64m)

Artexed emulsioned ceiling with centre fan and light, emulsioned walls with two walls feature wallpaper, PVCu double glazed window to front aspect, radiator, wood effect laminate flooring.

BEDROOM 2 (9' 1" x 8' 6") or (2.76m x 2.59m)

Artexed emulsioned ceiling with centre light, emulsioned walls with one wall feature wallpaper. PVCu double glazed window to rear aspect, radiator, fitted carpet.

BEDROOM 3 (11' 7" x 6' 0") or (3.52m x 1.83m)

Artexed emulsioned ceiling with centre light, emulsioned walls with one wall feature wallpaper. PVCu double glazed window to front aspect, radiator, fitted carpet.

SHOWER ROOM (5' 11" x 5' 6") or (1.80m x 1.68m)

Artexed emulsioned ceiling with centre light, fully tiled walls from floor to ceiling. Three piece suite comprising low level w.c., pedestal wash hand basin with mixer tap, corner shower enclosure fully tiled with electric shower and double sliding doors. PVCu double glazed window to rear aspect, radiator. Ceramic tiled flooring.

OUTSIDE

To the front the property is open plan, laid lawn with border of mature shrubs and planting, path with hand rail leads to the front door.

To the rear, is a low maintenance rear garden with steps leading down to parking area.



DIRECTIONS

From Bridgend take Park Street to Bryntirion Hill traffic lights, at the lights turn right onto Bright Hill, continue along the road which leads onto Merlin Crescent. Turn left onto Barnes Avenue. Take third right onto Westminster Way and the property is on the right.


NOTE

PLEASE NOTE : ROOM MEASUREMENTS HAVE NOT BEEN VERIFIED BY PAYTON JEWELL CAINES

We have been advised the property is freehold, however the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(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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