



Swn Yr Afon , Kenfig Hill, Bridgend. CF33
6AJ

£375,000

PJC PAYTON
JEWELL
CAINES

Swn Yr Afon , Kenfig Hill, Bridgend. CF33 6AJ

UNIQUE four bedroom detached property with spectacular views to the rear. The property comprises impressive entrance hall, two reception rooms, conservatory, en suite to master bedroom, kitchen, utility room, large rear garden, off road parking and garage. Viewing highly recommended.

£375,000 - Freehold

- Four bedroom detached property
- Conservatory to the rear
- En suite to master bedroom
- Kitchen / utility room
- Two reception rooms, EPC-C
- Enclosed rear garden / garage



DESCRIPTION

Introducing this individually designed detached home boasting a fabulous rear garden and summer house / games room, as well as a generous decking area and lawn.

The property is tastefully presented with an impressive entrance hall and galleried landing.

Viewing is highly recommended to fully appreciate this executive style house.

ENTRANCE

Via double feature wooden door leading into impressive hallway.

ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, oak flooring, radiator, carpeted staircase leading to the first floor and under stairs storage area. Double door to storage cupboard. Four doors leading off.

LOUNGE (21' 5" x 13' 4") or (6.53m x 4.06m)

Emulsioned ceiling with decorative coving, papered walls, oak flooring, PVCu double glazed bay window to the front of property. Feature fire surround and radiator.

DOWNSTAIRS CLOAKROOM

Emulsioned ceiling and walls with dado rail, wooden flooring, PVCu double glazed window with obscured glass to the side of property and radiator. Two piece suite comprising low level w.c. and pedestal wash hand basin.

RECEPTION 2 (18' 1" x 13' 5") or (5.50m x 4.10m)

Emulsioned ceiling and walls, laminate flooring, radiator and French doors leading into the conservatory.

CONSERVATORY (5' 0" x 12' 2") or (1.52m x 3.71m)

Polycarbonate roof, PVCu double glazed windows and French doors leading to the rear garden with dwarf wall. One feature brick wall, ceramic tiled flooring and two radiators.

KITCHEN (20' 4" x 13' 0") or (6.20m x 3.96m)

Emulsioned ceiling, part emulsioned / part splash back walls, tiled flooring, spot lights to the ceiling, one feature brick wall, radiator, French doors leading out to the rear garden and PVCu double glazed window overlooking the garden. A range of wall and base units with complementary work surface, space for American fridge / freezer and built in induction hob double oven with microwave and coffee machine. Space for wine cooler. Opening into the utility room. Dining area with three pendant lights to remain.

UTILITY ROOM

Emulsioned ceiling, emulsioned walls, radiator, tiled flooring and PVCu double glazed door and window to the side of property. A range of wall and base units with complementary work surface housing acrylic one and a half bowl single drainer sink with mixer tap. Plumbing for automatic washing machine. Tumble dryer and dishwasher to remain. Door leading into the integral garage.



LANDING

Impressive gallery style landing with large PVCu double glazed picture window to the front of the property, emulsioned and coved ceiling, emulsioned walls, fitted carpet and built in double door storage cupboard. Five doors leading off.

MASTER BEDROOM (20' 0" x 13' 3") or (6.10m x 4.04m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator and two sets of French doors leading out to the balcony. Freestanding wardrobes, double doors leading to the en suite.

EN SUITE

Refurbished ensuite with his and hers hand basins set on modern bench with tall chrome basin taps, WC and raised platform to wet area with modern rainforest shower and hand held attachment. PVCu frosted double glazed window to the side of property and chrome towel rail heater.

BEDROOM 3 (13' 6" x 13' 6") or (4.11m x 4.11m)

Emulsioned ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the rear of the property.

BEDROOM 2 (15' 6" x 13' 6") or (4.72m x 4.11m)

Emulsioned ceiling, emulsioned walls, laminate flooring and PVCu double glazed window to the front and radiator.

BEDROOM 4 (11' 8" x 8' 11") or (3.56m x 2.72m)

Emulsioned ceiling, emulsioned walls, laminate flooring, PVCu double glazed window to the front and radiator.

FAMILY BATHROOM

Emulsioned ceiling with inset ceiling lights, fully tiled walls, tiled flooring, PVCu double glazed window with obscured glass to the side of property and two chrome style radiators. Four piece suite comprising jacuzzi bath, wash hand basin, low level w.c, double shower cubicle with glass panelling and modern body jet shower.

OUTSIDE

Entrance via block paved driveway, feature wall to the front of the property, access to the garage and off road parking for up to three vehicles.

Enclosed rear garden backing onto open countryside with sections laid to pavior brick and lawn, bordered with wooden panel fencing. Raised section laid with decking.

Steps down to the summer house / games room which has power, light and is an ideal entertaining area.

DIRECTIONS

Head towards Kenfig Hill to the cenotaph taking the turning for Prince Road, continue along onto Victoria Road which leads to Crown Road, taking the second left turning on to Swn Yr Afon and the property is on the right hand side.




NOTE

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



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		
(69-80) C	72	78
(55-68) D		
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk