



Pyle Inn Way, Pyle, Bridgend County. CF33
6LH

£215,000



Pyle Inn Way, Pyle, Bridgend County. CF33 6LH

EXTENDED three bedroom SEMI DETACHED house comprising entrance hall, lounge, open plan family kitchen/diner, lovely extension/reception two to the rear, first floor bathroom, enclosed rear garden and OFF ROAD PARKING to the front. Viewing recommended.

£215,000 - Freehold

- Traditional three bedroom semi detached house
- Lovely extension to the rear
- South facing enclosed rear garden
- Gas fired combination boiler, EPC- E
- Open plan family kitchen/diner, Council tax band -B
- Ideally located for train station and M4 motorway



DESCRIPTION

Introducing this extended three bedroom semi detached house benefiting from two reception rooms, open plan kitchen/diner, utility / boot room, three bedrooms, first floor bathroom, enclosed rear garden and front forecourt with off road parking.

Situated within Pyle which is well served with local shops, supermarket, doctor and dental surgeries, schools, close to the M4 corridor and Porthcawl coastal area.

ENTRANCE

Via composite front door into the entrance porch.

ENTRANCE PORCH

Coved ceiling, emulsioned walls, ceramic tiled flooring, PVCu double glazed window to the front with a fitted vertical blind and a frosted glazed PVCu door leading into the lounge.

LOUNGE (21' 8" x 9' 0") or (6.60m x 2.75m)

Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling, central ceiling rose and light fittings, skirting and Karndean flooring. Open feature fireplace with ceramic hearth and feature stonework with a wooden mantle. Stairs leading to the first floor and under stairs storage cupboard.

KITCHEN/DINER (21' 4" x 10' 4") or (6.50m x 3.15m)

Emulsioned ceiling with matching spot lights, PVCu double glazed window overlooking the rear garden, ceramic tiles to the wall and exposed painted brick work and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted units with a complementary quartz roll top work surface and ceramic tiles to all splash back areas. Integrated fridge and freezer, inset sink with mixer tap and drainer, Range Master and extractor hood to remain and ample space for dining table and chairs. PVCu door and large picture window leading into the extension/reception room two. Frosted PVCu door leading out to the side boot room and utility.

RECEPTION 2/EXTENSION (12' 2" x 12' 2") or (3.70m x 3.70m)

Overlooking the rear garden via PVCu double glazed window with fitted vertical blind and finished with polycarbonate ceiling, emulsioned walls with half height feature dado rail, skirting, Karndean flooring and two radiators.

UTILITY / BOOT ROOM (18' 6" x 4' 11") or (5.65m x 1.50m)

Frosted glazed door to the front and to the rear, PVCu sloping ceiling and wall, ceramic tiled flooring, plumbing for automatic washing machine and space for plenty of further appliances.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage with a pull down ladder, PVCu frosted glazed window to the side with a fitted vertical blind, emulsioned ceiling and fitted carpet. Fitted storage cupboard housing a wall mounted gas fired combination boiler.



FAMILY BATHROOM

Recessed LED spot lights, half height ceramic tiles and PVCu cladding and ceramic tiled flooring. Four piece suite in white comprising w.c. wash hand basin, corner shower with opaque glazed doors housing a wall mounted electric shower and freestanding slipper bath. Frosted glazed window to the rear with a fitted vertical blind and a wall light.

BEDROOM 1 (11' 6" x 9' 10") or (3.50m x 3.00m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet.

BEDROOM 3 (8' 6" x 9' 10" max) or (2.60m x 3.00m max)

L shaped room finished with emulsioned ceiling and walls with one feature papered wall, skirting, fitted carpet, bulkhead over the stairs ideal for storage.

BEDROOM 2 (11' 6" x 9' 10") or (3.50m x 3.00m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with emulsioned walls, skirting and fitted carpet.

OUTSIDE

Enclosed South facing rear garden, brick built storage shed currently used as a gym and a timber storage shed to the rear, steps leading up to an elevated patio.

Enclosed front garden laid to tarmacadam driveway.

NOTE

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


DIRECTIONS

On entering Pyle take a right turning from the traffic lights, first left onto Pyle Inn Way where the property can be found on the right hand side.

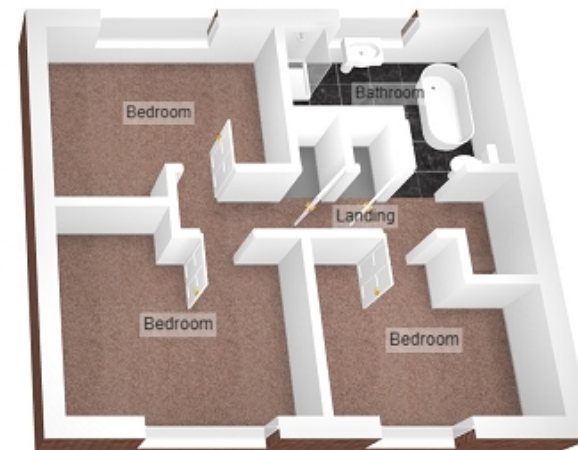


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(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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