



Ewenny Road, Bridgend, Bridgend County.  
CF31 3LN

£279,950

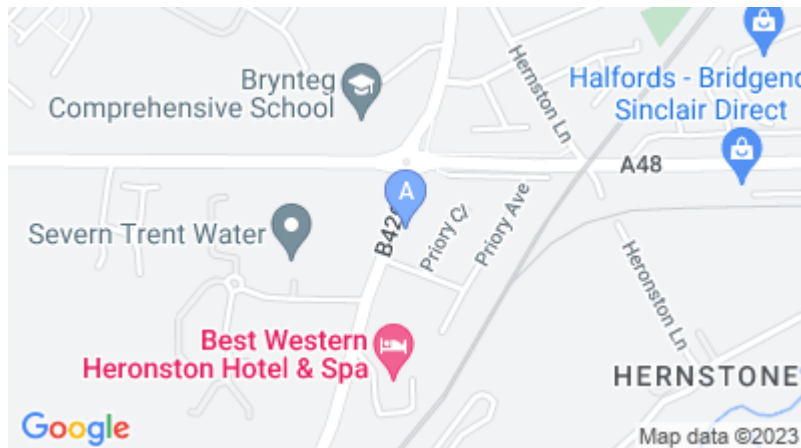


## Ewenny Road, Bridgend, Bridgend County. CF31 3LN

A traditional three bedroom semi detached house offering good sized accommodation comprising entrance hall, three reception rooms, kitchen, bathroom with separate w.c. enclosed rear garden, NO ON-GOING CHAIN, GARAGE and DRIVEWAY PARKING.

**£279,950 - Freehold**

- Traditional three bedroom semi detached house
- Three reception rooms
- Kitchen/breakfast room
- Gardens to the front and rear
- Off road parking and garage
- NO ON-GOING CHAIN
- EPC - E / Council tax band - D



## DESCRIPTION

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## DESCRIPTION

We are pleased to introduce this traditional three bedroom semi detached house located within easy walking distance of Bridgend town centre, local primary and secondary schools and the M4 corridor. The property provides good sized accommodation and retains many original features and offers huge potential to create a fabulous family home. Viewing is highly recommended to fully appreciate all this property has to offer.

## ENTRANCE

Via timber door with stained glass feature panel into the entrance hall.

## ENTRANCE HALL

Papered ceiling with ceiling light and smoke detector, papered walls with picture rail, radiator and under stairs storage cupboard housing gas and electric meters. Staircase leading to the first floor and fitted carpet.

## RECEPTION ROOM 1 (11' 11" x 10' 0") or (3.63m x 3.04m)

Skimmed and emulsioned ceiling with ceiling light, papered walls with picture rail, radiator, PVCu double glazed bay window overlooking the front of the property and fitted carpet.

## RECEPTION ROOM 2 (13' 5" x 12' 2" max) or (4.09m x 3.72m max)

Papered ceiling with ceiling light, papered walls with picture rail, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property. Chimney breast with alcoves either side housing an electric fire with stone hearth and surround.

## RECEPTION ROOM 3 (16' 8" x 12' 2" max) or (5.08m x 3.72m max)

Papered and coved ceiling with two sets of ceiling lights, papered walls, radiator, PVCu door with solid glass panel coordinating side panels leading out to the rear garden. Built in low level storage cupboard and gas fire with Baxi boiler behind and fitted carpet. Doorway leading into the good sized kitchen.

## KITCHEN (12' 11" x 11' 11") or (3.94m x 3.63m)

Stippled ceiling with two sets of strip lights, part papered/part tongue and groove wood panelled walls with ceramic tiling to splash back areas. Radiator and PVCu picture window overlooking the rear garden. The kitchen comprises a range of wall and base units with coordinating work tops, inset sink with drainer and mixer tap, integrated electric hob with overhead extractor hood and integrated oven. Space and plumbing for automatic washing machine and vinyl flooring in tile effect.

## LANDING

Via stairs with fitted carpet and handrail. Timber framed window with feature stained glass panel. Papered ceiling with ceiling light and smoke detector, papered walls and fitted carpet.



## **MASTER BEDROOM (13' 3" x 12' 2" max) or (4.04m x 3.70m max)**

Papered ceiling with ceiling light, papered walls, picture rail, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property.

## **BEDROOM 2 (12' 11" max x 12' 0" max) or (3.93m max x 3.65m max)**

Papered ceiling with ceiling light, papered walls with picture rail, radiator, fitted carpet and PVCu double glazed bay window overlooking the front of the property.

## **BEDROOM 3 (12' 2" x 8' 6") or (3.70m x 2.58m)**

Papered ceiling with ceiling light and access to the loft, papered walls with picture rail, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property.

## **BATHROOM (7' 7" x 5' 2") or (2.30m x 1.58m)**

Tongue and groove cladding to the ceiling with ceiling light, partially papered walls with ceramic tiling to splash back areas, radiator, fitted carpet and PVCu frosted double glazed window overlooking the side of the property. Fitted storage cupboard. Two piece suite in white comprising pedestal wash hand basin in white and panelled bath with overhead electric shower and curtain rail.

## **SEPARATE WC (5' 2" x 2' 6") or (1.58m x 0.77m)**

Papered ceiling with ceiling light, papered walls, PVCu frosted double glazed window to the rear of the property, vinyl flooring and low level w.c.

## **OUTSIDE**

Enclosed mature rear garden with an area laid to lawn and a further area laid to patio with mature shrubs and planting around the borders. Outside water tap. Detached garage with up and over door. Wrought iron gate gives access to the side driveway.


The front of the property is laid to lawn with mature shrubs and plants around the borders with hedging.

## **DIRECTIONS**

Leaving Bridgend town centre on Ewenny Road, head straight over the roundabout towards the B4265 and the property can be found on the left hand side.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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