



De Granville Close, Porthcawl, Bridgend.
CF36 3JF

Offers Over
£300,000

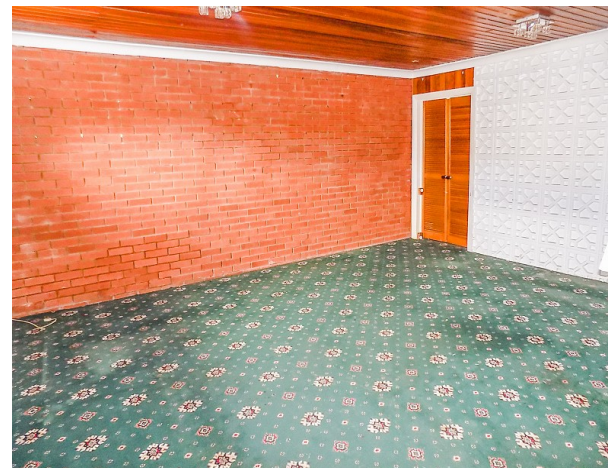


De Granville Close, Porthcawl, Bridgend. CF36 3JF

TWO BEDROOM detached bungalow comprising entrance hall, wc, lounge / diner, kitchen, lean-to, 2 double bedrooms and family bathroom. Detached single garage, rear and side gardens. NO ONWARD CHAIN.

Offers Over £300,000 - Freehold

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- Generous open plan lounge / dining room
- Detached single garage
- Lovely position within the popular forty acre
- REQUIRES MODERNISATION
- EPC - D / NO ONWARD CHAIN



DESCRIPTION

Introducing this good sized two double bedroom detached bungalow situated within the sought after forty acre and immediately adjacent to playing fields. This bungalow requires some updating but provides two generous bedrooms, an open plan lounge / diner and a detached single garage with good off road parking. SOLD WITH NO ONWARD CHAIN.

ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panel into the entrance hall finished with central light pendant, papered walls, skirting and fitted carpet. Fitted storage cupboard housing a gas fired combination boiler. Further fitted storage cupboard with shelving.

DOWNSTAIRS W.C.

Aluminium casement sash style window to the front, papered and coved ceiling, radiator, papered walls with half height ceramic tiles and ceramic tiled flooring. Two piece suite in white comprising WC and a wash hand basin.

LOUNGE (23' 11" max x 16' 7" max) or (7.30m max x 5.05m max)

Dual aspect natural light via a PVCu double glazed window to the side and two to the front with fitted vertical blinds and finished with a wooden tongue and groove ceiling with recessed spot lights and three matching light fittings. Coving, papered walls with one feature facing brick wall, feature fireplace with a brick chimney breast, stone hearth and ready to house a gas fire. Double louvre doors through into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (11' 6" x 14' 1") or (3.50m x 4.30m)

Single glazed timber framed window with a fitted vertical blind leading into the side extension and a glazed timber framed door finished with central fluorescent strip light with additional pendant, artexed ceiling, papered walls with one wooden tongue and groove wall, skirting and fitted carpet. A range of low level and wall mounted kitchen units with a roll top work surface, ceramic tiles to splash back and inset sink with mixer tap and drainer. Integrated oven, ceramic hob and overhead extractor hood. Plumbing for dishwasher and washing machine. Space fridge/freezer. Door way through to the side extension.

EXTENSION (6' 7" x 16' 11") or (2.00m x 5.15m)

Triple aspect natural light, central fluorescent strip light, fitted carpet, frosted PVCu door leading to the front and a PVCu glazed door leading out to the rear garden.

FAMILY BATHROOM

PVCu frosted glazed window with fitted vertical blind to the side, central fluorescent strip light, papered and ceramic tiled walls, wall mounted heated towel rail and ceramic tiled flooring. Four piece suite comprising low level WC, His and Hers mounted wash hand basins with vanity shelf, mirrors and lighting, bath with chrome mixer tap and walk in shower with a wall mounted electric shower and hand rail

BEDROOM 1 (11' 0" x 14' 7") or (3.35m x 4.45m)

Overlooking the rear via a PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, papered walls, skirting and fitted carpet. Floor to ceiling double fitted wardrobes with sliding mirrored doors.



BEDROOM 2 (14' 11" x 11' 0") or (4.55m x 3.35m)

Overlooking the rear via a PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, wall lights, papered walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes with sliding mirrored doors.

OUTSIDE

Enclosed rear garden laid to concrete patio, area of lawn with mature trees and shrubs. Courtesy door into the garage.

GARAGE


Traditional up and over door. Courtesy door to garden. Two single glazed windows to the side.

NOTE

We have been advised that the property is freehold, however title deeds have not been inspected. The property has solar panels and we are awaiting further information on these.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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