



Shelley Drive, Cefn Glas , Bridgend County.  
CF31 4QA

£179,995

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## Shelley Drive, Cefn Glas , Bridgend County. CF31 4QA

THREE BEDROOM semi detached property situated in the popular location of poets corner of Cefn Glas and within walking distance of Bridgend. The property comprises TWO RECEPTION ROOMS, downstairs bathroom, enclosed private rear garden and two separate driveways. Early viewing highly recommended.

£179,995 - Freehold

- Well presented three bedroom semi detached property
- Two reception rooms
- Downstairs bathroom/ No ongoing chain
- Enclosed private rear garden
- Two separate driveways to the front aspect
- Early viewing highly recommended/EPC - F, Council tax band - D



## DESCRIPTION

Introducing this three bedroom semi detached property offering excellent family accommodation. The property benefits from two reception rooms, bedroom 1 and family bathroom downstairs, good sized kitchen, enclosed low maintenance private rear garden with access to the front of the property, two double bedrooms to the first floor, two separate driveways to the front ideal for caravan/camper van. The property is in the sought after location of Cefn Glas within poets corner and is within walking distance of local shops and amenities, Primary School and Nursery. Good road links to the M4 corridor and A48. Early viewing highly recommended. No ongoing chain.

## ENTRANCE

Via part glazed PVCu door into L shaped entrance hall finished with artexed and coved ceiling, two centre lights, storage cupboard, papered walls, radiator and tile effect laminate flooring.

## LOUNGE (16' 0" x 10' 7") or (4.88m x 3.23m)

Artexed and coved ceiling, centre light with ceiling fan, papered emulsioned walls with one wall feature wallpaper, living flame gas fire housed within feature fireplace, three PVCu double glazed windows to front aspect, radiator and wood effect laminate flooring.

## RECEPTION 2 (13' 0" x 10' 7") or (3.97m x 3.23m)

Skimmed ceiling, papered walls, two PVCu double glazed windows to front aspect, radiator and wood effect laminate flooring. Staircase to first floor with open balustrade.

## BEDROOM 1 (13' 2" x 8' 11") or (4.01m x 2.73m)

Artexed and coved ceiling, emulsioned walls with one wall feature wallpaper, PVCu double glazed window to rear aspect and PVCu fully glazed door to rear and tile effect laminate flooring.

## BATHROOM (7' 2" x 5' 7") or (2.19m x 1.71m)

Tongue and groove ceiling, part tiled/part tongue and groove walls, PVCu frosted double glazed window to rear aspect, wall mounted heated towel rail and wood effect laminate flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and corner bath with overhead electric shower and shower curtain.

## KITCHEN (11' 11" x 8' 11") or (3.62m x 2.73m)

Artexed ceiling, modern down lights and spot lights, fully tiled walls, a range of wall and base units with complementary work surface, radiator and ceramic tiled flooring. One and a half bowl ceramic sink with mixer tap. PVCu double glazed window to rear garden and part glazed PVCu door leading into rear entrance porch. Space for freestanding fridge/freezer, washing machine, dishwasher and cooker.

## PORCH/CONSERVATORY

Poly carbonate roof, ceramic tiled flooring, PVCu double glazed units and PVCu frosted double glazed door leading to rear garden. Power points and space for tumble dryer.

## FIRST FLOOR LANDING

Via staircase. Artexed ceiling, smoke detector, storage cupboard and wood effect laminate flooring.



## **BEDROOM 2 (10' 5" x 10' 2") or (3.18m x 3.11m)**

Artexed ceiling, papered walls, dual aspect windows to front and rear, radiator and wood effect laminate flooring.

## **BEDROOM 3 (10' 6" x 9' 11") or (3.20m x 3.01m)**

Artexed ceiling, centre light with ceiling fan, PVCu dual aspect windows to front and rear, emulsioned walls, radiator and wood effect laminate flooring.

## **OUTSIDE**

The property is bounded by wood panel fencing with a private rear garden laid to patio area and astroturf with raised borders ideal for planting, side access via garden gate leads to the frontage.

To the front the property is bounded by breeze block walling with double driveway ideal for camper van or Caravan. Laid to decorative chipping's to provide a low maintenance garden, two shallow steps lead up to the front door.

## **DIRECTIONS**


From Bridgend town take Park Street and turn right onto Heol Y Nant, turn left onto Llangewydd Road and then first right onto St Winifreds Road, turn left onto Longfellow drive, left again onto Burns Crescent and then left again onto Shelley Drive.

## **NOTE**

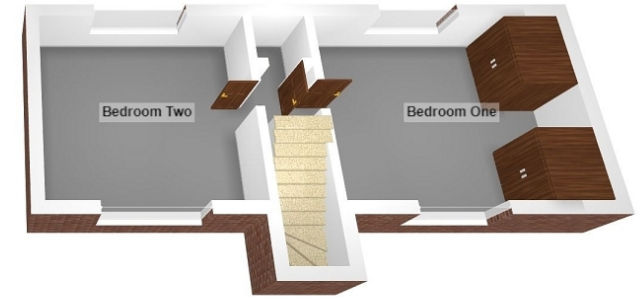
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(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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