



Cilgant Y Lein, Pyle, Bridgend. CF33 4AQ

£240,000





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Well presented four bedroom town house comprising entrance hall, downstairs w.c. kitchen/diner, lounge, EN SUITE to the master bedroom, family bathroom, enclosed rear garden and DRIVEWAY PARKING. Viewing highly recommended.

£240,000

- Modern four bedroom town house
- En suite to the master bedroom
- Downstairs w.c. EPC -C / Council tax band - D
- Good sized kitchen/diner
- Enclosed rear garden and driveway parking to the front
- Well presented throughout





## DESCRIPTION

Introducing this four bedroom mid terraced town house which offers a lounge, kitchen/diner, downstairs cloakroom, en suite shower room to the master bedroom, enclosed rear garden and driveway parking.

The property is within quick links to the A48 and M4 corridor and is within a short drive of local facilities and amenities. The seaside town of Porthcawl is a 10 minute drive away and the beach locations of Ogmores by Sea, Southerndown are within 30 minutes. Internal viewing highly recommended.

## ENTRANCE

Via part glazed and wooden door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling with two sets of ceiling lights and smoke alarm, emulsioned walls with feature dado rail, skirting and tiled flooring. Under stairs storage area and doorways leading to the downstairs w.c kitchen/diner and lounge. Staircase leading to the first floor with fitted carpet.

## DOWNSTAIRS W.C. (5' 7" x 3' 0") or (1.69m x 0.91m)

Emulsioned ceiling with centre spot light and extractor fan, emulsioned walls, skirting, consumer unit and a continuation of the tiled flooring. Wall mounted radiator and PVCu double glazed window overlooking the front of the property. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome mixer tap and tiling to the splash back.

## KITCHEN/DINER (13' 11" x 9' 3") or (4.25m x 2.82m)

Emulsioned ceiling with two pendant lights, emulsioned walls, radiator, skirting, a continuation of the tiled flooring and PVCu double glazed bay window overlooking the front of the property. The kitchen comprises a range of wall and base units with complementary roll top work surface housing one and half inset stainless steel sink with chrome mixer tap. Space for washing machine and tumble dryer. Integrated electric oven and gas hob with glass splash back and extractor fan.

## LOUNGE (16' 0" max x 11' 8" max) or (4.87m max x 3.55m max)

Emulsioned ceiling with two light fittings, emulsioned walls with feature dado rail, skirting, two radiators and a continuation of the tiled flooring. Feature entertainment wall with space for built in TV and fireplace. Large PVCu double glazed window overlooking the rear of the property and PVCu double glazed French doors leading out to the rear of the property.

## LANDING

Via stairs with fitted carpet, handrail and wooden balustrade. Emulsioned ceiling with centre light, emulsioned walls, skirting and fitted carpet. Two storage cupboards.

## BEDROOM 4 (7' 7" x 6' 8") or (2.32m x 2.02m)

Emulsioned ceiling with centre light, emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator.



### **BEDROOM 3 (10' 11" x 9' 1") or (3.33m x 2.77m)**

Emulsioned ceiling with centre light, emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property. Built in storage with sliding mirrored door.

### **BEDROOM 2 (10' 4" x 9' 1") or (3.14m x 2.78m)**

Emulsioned ceiling with centre light, emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property. Fitted wardrobes with sliding mirrored doors.

### **FAMILY BATHROOM**

Emulsioned ceiling with spot lights and extractor fan, emulsioned walls with tiling to splash back areas, skirting and laminate flooring. Radiator and PVCu frosted double glazed window overlooking the front of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and bath with overhead shower and glass screen.

### **SECOND FLOOR LANDING**

Staircase leading to the second floor with fitted carpet, handrail and wooden balustrade. Two large storage cupboards. Emulsioned ceiling with centre light and smoke alarm, emulsioned walls, skirting and fitted carpet.

### **MASTER BEDROOM (22' 3" max x 10' 4" max) or (6.79m max x 3.15m max)**

Emulsioned ceiling with centre light and loft access, emulsioned walls, skirting, two radiators and fitted carpet. PVCu double glazed window overlooking the front of the property and velux wooden framed window to the rear of the property. Built in wardrobes with mirrored doors and doorway leading to the en suite.

### **EN SUITE (9' 0" max x 8' 2" max) or (2.74m max x 2.49m max)**

Emulsioned ceiling with spot lights and extractor fan, emulsioned walls, skirting and laminate flooring. Radiator and a large PVCu frosted double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and freestanding shower with chrome mixer tap and tiling to the splash back areas.

### **OUTSIDE**

Good sized rear garden enclosed via feather edge fencing, paved area with pathway leading to the rear of the garage, the remainder of the garden is laid to lawn.


To the front of the property are steps leading to the front door and pathway leading to the garage and off road parking for one car.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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