



Bridgend Road, Aberkenfig, Bridgend  
County. CF32 9BG

£115,000





## Bridgend Road, Aberkenfig, Bridgend County. CF32 9BG

Introducing this three bedroom mid terraced house briefly comprising entrance hall, TWO RECEPTION ROOMS, kitchen, bathroom, good size rear garden and GARAGE. Ideal investment opportunity. NO ONGOING CHAIN!

£115,000

- Three bedroom mid terraced house
- Two reception rooms
- Good size rear garden
- Investment opportunity
- Garage to the rear
- EPC - F / Council tax band -



## DESCRIPTION

We are pleased to offer for sale with no ongoing chain this three bedroom mid terraced property which offers an excellent opportunity for those looking for a renovation project. The property is situated within the village of Aberkenfig which is well served with local shops, schools and amenities. The property is conveniently positioned for quick and easy access to Tondy train station, McArthur Glen Designer Outlet, the M4 corridor as well as Bridgend town centre. This property would make an ideal first time purchase or investment opportunity.

## ENTRANCE

Via PVCu door into the entrance hall.

## ENTRANCE HALL

Stippled and coved ceiling with ceiling light, papered walls, radiator, fitted carpet and staircase leading to the first floor.

## RECEPTION 1 (13' 0" max x 11' 5") or (3.96m max x 3.48m)

Stippled and coved ceiling, papered walls, radiator, PVCu double glazed bay window overlooking the front of the property and fitted carpet. Chimney breast with alcoves either side with low level fitted storage into each alcove, one housing the gas meter. Square opening with sliding doors leading through to reception 2.

## RECEPTION 2 (11' 5" x 11' 5") or (3.49m x 3.48m)

Stippled and coved ceiling, papered walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet. Door leading into the kitchen.

## KITCHEN (8' 4" x 7' 2") or (2.53m x 2.18m)

Stippled ceiling with ceiling light, part papered/part tiled walls, PVCu double glazed window overlooking the side of the property and PVCu door with frosted glass panel leading to the rear garden. Under stairs storage cupboard with power. Sink with mixer tap and tiled flooring.

## LANDING

Via stairs with fitted carpet. Papered ceiling with ceiling light and loft access, papered walls and fitted carpet.

## BEDROOM 1 (11' 4" x 9' 6") or (3.46m x 2.89m)

Stippled ceiling with ceiling light, papered walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

## BEDROOM 2 (10' 2" x 8' 1") or (3.11m x 2.47m)

Stippled ceiling with two ceiling lights, papered walls, radiator, PVCu double glazed window overlooking the front of the property and vinyl flooring.

## BEDROOM 3 (7' 1" x 7' 1") or (2.16m x 2.16m)

Stippled ceiling with ceiling light, papered walls, radiator, PVCu double glazed window overlooking the front of the property and vinyl flooring.

## BATHROOM (8' 6" x 8' 2") or (2.58m x 2.50m)


Stippled and coved ceiling with ceiling light, loft access, part wood chipped/part tiled walls to splash back areas. Radiator, fitted carpet and PVCu frosted double glazed window to the side of the property. Four piece suite comprising low level w.c. pedestal wash hand basin and panelled bath and walk in shower.

## OUTSIDE

To the rear of the property is a good size garden in need of landscaping. Courtesy door leads into a good size garage which can be accessed from Meadow Street.



# 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>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(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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