



Bristol Street, Aberkenfig, Bridgend County.
CF32 9BW

£139,950



PAYTON
JEWELL
CAINES

Bristol Street, Aberkenfig, Bridgend County. CF32 9BW

Introducing this three bedroom end of terrace house which is offered for sale with no ongoing chain. The property briefly comprises to the ground floor, entrance hall, lounge/diner, kitchen, utility area and bathroom. To the first floor are three bedrooms. Externally is a low maintenance rear garden giving access to a hard standing for off road parking.

£139,950 - Freehold

- Three bedroom end terraced house
- Lounge/diner
- Utility area
- Low maintenance rear garden
- Hardstanding to the rear for off road parking
- Ideal first time or investment purchase
- EPC - D / Council tax band - B



DESCRIPTION

We are pleased to offer for sale with no ongoing chain this three bedroom end of terrace house which would make an ideal first time purchase or investment opportunity. 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. Ideal first time or investment purchase.

ENTRANCE

Via PVCu door into the entrance hall.

ENTRANCE HALL

Skimmed and emulsioned ceiling with ceiling light and smoke detector, papered walls, high rise wall mounted storage cupboard housing the electric meter. Radiator, laminate flooring and staircase leading to the first floor landing. Doorway into the lounge.

LOUNGE (20' 4" x 10' 11") or (6.21m x 3.32m)

Skimmed and emulsioned ceiling with two sets of ceiling lights, papered walls, two radiators, PVCu double glazed tilt n turn window overlooking the front of the property. Feature electric fireplace, low level storage cupboard housing the gas meter, under stairs storage cupboard with lighting.

INNER HALLWAY / UTILITY (6' 8" x 2' 10") or (2.03m x 0.87m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, space and plumbing for automatic washing machine and vinyl flooring. Doorway leading to the downstairs bathroom.

DOWNSTAIRS BATHROOM (9' 1" x 6' 8") or (2.77m x 2.04m)

Skimmed and emulsioned ceiling with ceiling light, part skimmed and emulsioned / part tiled walls to the splash back areas, radiator, vinyl flooring and PVCu obscured double glazed tilt n turn window overlooking the rear of the property. Three piece suite comprising low level w.c. in white, pedestal wash hand basin and panelled bath with overhead electric shower and glass shower screen.

KITCHEN (12' 6" x 7' 4" max) or (3.82m x 2.24m max)

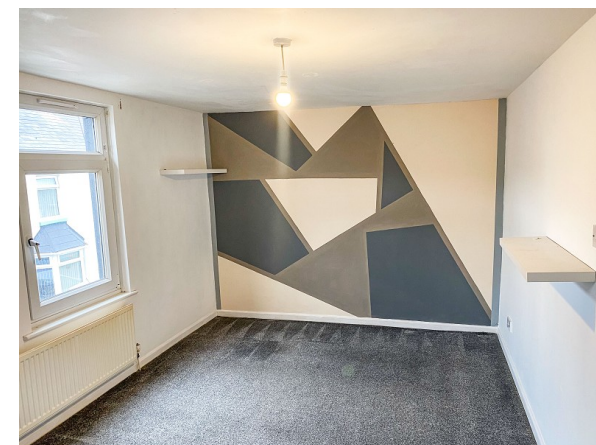
Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu door with glass panel leading to the rear garden and PVCu double glazed window overlooking the rear. Wall mounted Ideal gas fired combination boiler and wall mounted extractor fan. The kitchen comprises a range of wall and base units in shaker style with coordinating work surface, integrated gas hob with overhead extractor hood and integrated oven. Space for fridge/freezer, inset stainless sink with drainer and mixer tap and vinyl flooring.

LANDING

Via stairs with fitted carpet and wooden handrail. Skimmed and emulsioned ceiling with ceiling light, smoke detector, access to the loft, papered walls and fitted carpet.

BEDROOM 1 (15' 1" x 9' 4") or (4.60m x 2.85m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, two sets of PVCu double glazed tilt n turn windows overlooking the front of the property and fitted carpet.



BEDROOM 2 (10' 9" x 8' 4") or (3.28m x 2.55m)

Skimmed and emulsioned ceiling with ceiling light, access to the loft, skimmed and emulsioned walls, radiator, PVCu double glazed tilt n turn window overlooking the rear of the property and fitted carpet.

BEDROOM 3 (6' 9" x 6' 8") or (2.05m x 2.02m)

Skimmed and emulsioned ceiling with ceiling light, access to the loft, part skimmed and emulsioned / part papered walls, radiator, PVCu double glazed tilt n turn window overlooking the rear of the property and fitted carpet.

OUTBUILDING


To the rear of the property is a low maintenance enclosed garden bound by panel fencing with an area laid to patio and artificial turf. Gated access leads to a hard standing for off road parking accessed via the rear lane.

NOTE

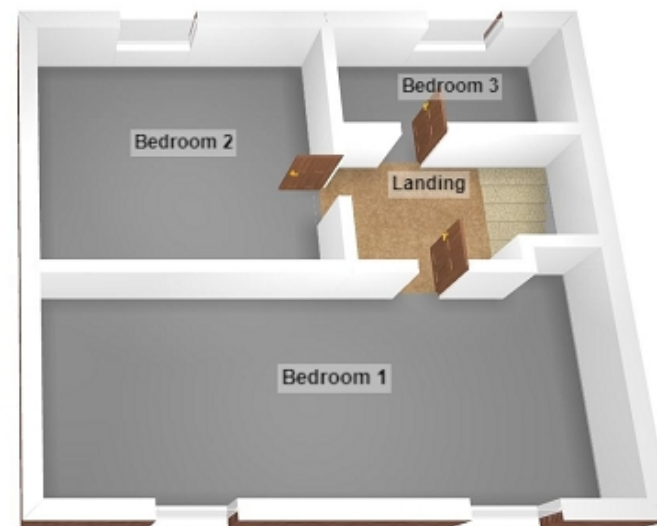
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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.



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