



Glenview, Pen-y-fai, Bridgend County. CF31
4LZ

£339,950

PJC PAYTON
JEWELL
CAINES

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We are delighted to offer for sale this beautifully presented four bedroom extended semi detached house set within the village location of Pen -y-fai. The property benefits from a high gloss modern fitted kitchen, large EN SUITE shower room to the master bedroom, CONSERVATORY, low maintenance gardens and OFF ROAD PARKING. Viewing highly recommended.

£339,950 - Freehold

- Four bedroom extended semi detached house
- Three reception rooms plus conservatory
- Modern high gloss fitted kitchen
- Downstairs w.c.
- Driveway parking and enclosed rear garden
- EPC - D / Council tax - C



DESCRIPTION

An immaculately presented four bedroom extended semi detached house set within a quiet cul de sac within walking distance of Pen-y-fai Church In Wales Primary School. Glen View is situated in the popular village of Pen-y-fai which benefits from local primary schools, church and public house. The village benefits from quick links to the M4 corridor, McArthur Glen Designer Outlet and Bridgend town centre where you can find all facilities and amenities within a short drive. Internal viewing is highly recommended to fully appreciate all this property has to offer.

ENTRANCE

Via PVCu door with frosted glass panel and co-ordinating side panel through to entrance hall finished with skimmed and coved ceiling, ceiling light, modern vertical radiator and wood effect tiled flooring. Staircase leading to first floor landing.

DOWNSTAIRS W.C. (5' 9" x 3' 6") or (1.75m x 1.07m)

Artex ceiling, ceiling light, emulsioned walls, radiator and tiled flooring. Two piece suite in white comprising low level WC and pedestal wash hand basin with tiling to splash back.

RECEPTION 1 (13' 2" x 11' 9") or (4.02m x 3.59m)

Skimmed and coved ceiling, ceiling light, emulsioned walls with dado rail, radiator, PVCu double glazed box bay window overlooking the front aspect and fitted carpet. The focal point of the room is a gas fireplace with marble mantel, hearth and surround. Opening into reception room two.

RECEPTION 2 (9' 3" x 8' 2") or (2.82m x 2.49m)

Skimmed and coved ceiling, ceiling light, emulsioned walls with dado rail, fitted carpet and PVCu double glazed French doors with co-ordinating side panels lead through to a large conservatory.

KITCHEN (9' 8" x 9' 7") or (2.94m x 2.92m)

Skimmed ceiling, ceiling light, emulsioned walls, modern vertical chrome radiator, PVCu double glazed window looking into the conservatory and high gloss tiled flooring. A range of wall and base units in high gloss cream with co-ordinating laminate work surfaces and matching upstands. Inset composite sink with drainer and mixer tap. Space for a gas Range cooker. Space and plumbing for automatic washing machine and space for low level fridge and low level freezer. Opening through to reception room 3.

RECEPTION 3 (22' 10" x 10' 6") or (6.96m x 3.19m)

Skimmed ceiling with feature ceiling rose and ceiling light, ornate feature coving, emulsioned walls with ornate feature dado rail, radiator, PVCu double glazed box bay window overlooking the front of the property, PVCu double glazed French doors leading out to the rear patio, engineered wood flooring, feature electric fireplace with wooden mantel, hearth and surround.

CONSERVATORY (15' 5" x 13' 5") or (4.69m x 4.08m)

Centre ceiling light, PVCu double glazed windows set on skimmed dwarf walls, radiator, PVCu double glazed French doors lead on to the rear patio and wood flooring.



FIRST FLOOR LANDING

Via staircase with fitted carpet and wooden spindle balustrade. Skimmed ceiling, ceiling light, access into attic, emulsioned walls, fitted storage cupboard, door ways leading off to the bedrooms and bathroom.

BEDROOM 1 (16' 0" x 10' 5") or (4.88m x 3.18m)

Skimmed ceiling, feature ceiling rose and ceiling light, access to loft, feature ornate coving, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect and fitted carpet. Door way to large ensuite shower room.

EN-SUITE (10' 4" x 6' 4") or (3.16m x 1.94m)

Skimmed ceiling, ceiling light, extractor fan, floor to ceiling tiled walls, PVCu frosted double glazed window overlooking the rear of the property, wall mounted chrome heated towel rail and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and walk in shower with overhead electric shower and glass shower screen.

BEDROOM 2 (11' 10" x 10' 4") or (3.61m x 3.14m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, fitted wardrobes and fitted carpet.

BEDROOM 3 (11' 11" x 9' 9") or (3.64m x 2.96m)

Skimmed and coved ceiling, ceiling light, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the rear of the property, fitted wardrobes and fitted carpet.

BEDROOM 4 (8' 8" x 7' 11") or (2.65m x 2.41m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

BATHROOM (7' 11" x 5' 7") or (2.42m x 1.70m)

Skimmed ceiling, ceiling light, emulsioned walls, PVCu frosted double glazed window overlooking the rear of the property, wall mounted chrome heated towel rail and vinyl flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and freestanding slipper bath.

OUTSIDE

Fully enclosed low maintenance garden laid to patio slabs ideal for garden furniture and entertaining, area laid to decking, wooden storage shed, raised beds for planting, gated access back to the driveway. Outside water tap and outside lights.

To the front the property is low maintenance with driveway for off road parking and gated access to the side.


NOTE

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



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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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