



Llangewydd Road, Bridgend, Bridgend
County. CF31 4JU

£170,000



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Two bedroom semi detached house situated in Cefn Glas, comprising entrance hall, lounge, kitchen, family bathroom, two double bedrooms, front and rear gardens. Ideal first time or investment purchase.

£170,000 - Freehold

- Two double bedroom semi detached house
- Generous size kitchen and lounge
- Low maintenance rear garden
- Close to local amenities and facilities
- Ideal first time or investment purchase
- EPC - D / Council tax - D



DESCRIPTION

Two bedroom semi detached house situated in Cefn Glas, comprising entrance hall, generous size lounge and kitchen and low maintenance rear garden. The property is close to local amenities and facilities. Ideal first time or investment purchase.

ENTRANCE

Via PVCu door into the entrance hall. Skimmed ceiling with centre light, skimmed and emulsioned walls with dado rail, laminate flooring, skirting and radiator. Stairs leading to the first floor and door leading into the lounge.

LOUNGE (12' 8" x 12' 2") or (3.86m x 3.72m)

Artexed and coved ceiling with centre light, skimmed and emulsioned walls, skirting and a continuation of the laminate flooring. Feature chimney breast with gas fire, wall mounted radiator and large PVCu double glazed window overlooking the front of the property. Alcove under the stairs ideal for storage and archway leading into the kitchen.

KITCHEN (15' 10" x 9' 10") or (4.83m x 2.99m)

Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls with tiling to the splash back areas, skirting, radiator and tiled flooring. A range of base units in high gloss white with complementary roll top work surface housing inset stainless steel sink with mixer tap. Space for electric cooker, washing machine, tumble dryer and large fridge/freezer. PVCu double glazed windows overlooking the rear and side of the property and frosted PVCu double glazed door leading out to the rear garden.

LANDING

Via stairs with fitted carpet and wooden handrail. Skimmed and emulsioned ceiling with centre light and smoke alarm, loft access, skimmed and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the side of the property and airing cupboard for storage.

FAMILY BATHROOM (6' 6" x 5' 5") or (1.97m x 1.66m)

Textured ceiling with centre light and extractor fan, high gloss tiled walls with feature border, tiled flooring, frosted PVCu double glazed window overlooking the rear of the property and radiator. Three piece suite comprising low level w.c. pedestal wash hand basin and bath with overhead shower and bi-fold glass screen.

BEDROOM 1 (9' 11" max x 9' 11" max) or (3.03m max x 3.01m max)

Textured and coved ceiling with centre pendant light, skimmed and emulsioned walls, skirting and fitted carpet. Wall mounted radiator and large PVCu double glazed window overlooking the rear of the property. Doorway leading into built in storage housing the combination boiler.

BEDROOM 2 (15' 10" x 9' 7") or (4.82m x 2.91m)

Skimmed, coved and emulsioned ceiling with centre light, skimmed and emulsioned walls, skirting and laminate flooring. Radiator and PVCu double glazed window overlooking the front of the property.




OUTSIDE

Good size enclosed rear garden with feather edge fencing, paved area, section of decorative stone with stepping stones leading to a decked area. Wooden gate leading to side access.

To the front the property is laid to lawn with potential to convert to off road parking, area laid to lawn, pathway leading to the front door and side access.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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