



Pen-y-fai Road, Aberkenfig, Bridgend
County. CF32 9AA

£182,500

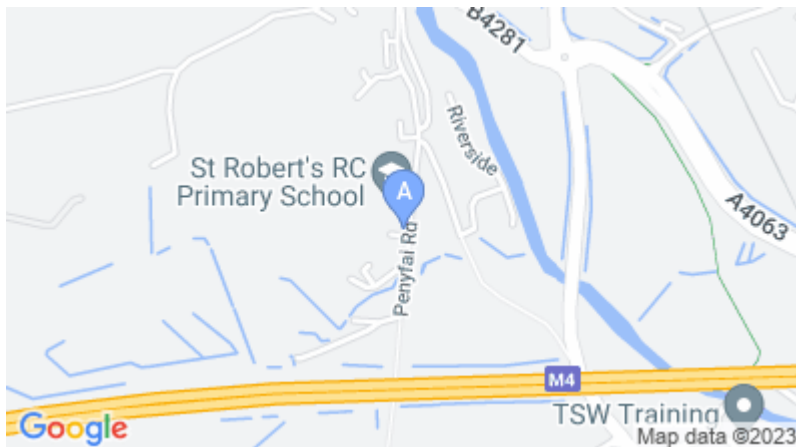
PCJ PAYTON
JEWELL
CAINES

Pen-y-fai Road, Aberkenfig, Bridgend County. CF32 9AA

Three bedroom mid terraced house comprising entrance hall, open plan reception room, kitchen/ diner, to the first floor are three bedrooms and a four piece bathroom suite and enclosed rear garden. Walking distance of Aberkenfig and close to the M4, J36. The property is sold with NO ONWARD CHAIN.

£182,500 - Freehold

- Three bedroom mid terraced house
- Open plan reception rooms
- Good sized kitchen/diner
- Gas fired combination boiler
- Four piece bathroom suite to the first floor
- Sold with no onward chain
- EPC - D / Council tax band - D



DESCRIPTION

Introducing for sale with no onward chain this three bedroom mid terraced house in the sought after location of Aberkenfig within walking distance of all facilities and amenities including doctors surgery and primary school. Good road links to Bridgend town centre, McArthur Glen Designer Outlet and the M4 corridor and A48. The property benefits from gas central heating via a combination boiler, good size kitchen/diner as well as enclosed garden to the rear.

ENTRANCE

Via PVCu door with glass panel into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling, feature ceiling light, smoke detector, emulsioned walls and laminate flooring. Staircase leading to the first floor.

RECEPTION ROOM (24' 7" max x 16' 6" max) or (7.50m max x 5.02m max)

Measurements narrow to 3.60m. Emulsioned and coved ceiling with two ceiling lights, emulsioned walls and two radiators. PVCu double glazed box bay window overlooking the front of the property with fitted venetian blinds. Part laminate flooring / part fitted carpet. Feature fireplace with wooden mantle. Timber frame single glazed window overlooking the open plan kitchen/diner.

KITCHEN/DINER (14' 3" x 11' 3") or (4.34m x 3.43m)

Emulsioned and coved ceiling with ceiling light, emulsioned walls with tiling to splash back, PVCu double glazed window overlooking the rear of the property and PVCu door stepping out to the rear decked area. The kitchen comprises a range of wall and base units in high gloss white with coordinating laminate work surfaces. Stainless steel inset sink with drainer and mixer tap, integrated hob with overhead extractor hood and integrated oven. Space and plumbing for automatic washing machine and space for fridge/freezer. Plastic thermo tiled flooring.

LANDING

Via stairs with fitted carpet. Emulsioned and coved ceiling with ceiling light, smoke detector, emulsioned walls, radiator and fitted carpet.

BEDROOM 1 (14' 4" max x 11' 4" max) or (4.36m max x 3.45m max)

Emulsioned and coved ceiling with ceiling light, emulsioned walls with two wall lights and one feature papered wall, radiator and fitted carpet. PVCu double glazed window overlooking the rear of the property with fitted venetian blinds.

BEDROOM 2 (12' 4" x 9' 9") or (3.77m x 2.98m)

Measurements narrow to 2.60m. Emulsioned and coved ceiling with ceiling light, emulsioned walls, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property with fitted venetian blind. Feature fireplace and storage cupboard.

BEDROOM 3 (9' 2" x 6' 5") or (2.79m x 1.95m)

Emulsioned and coved ceiling with ceiling light, emulsioned walls with one feature papered wall, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property with fitted venetian blinds. Built in storage cupboard.



FAMILY BATHROOM (9' 6" x 9' 6") or (2.89m x 2.89m)

Emulsioned ceiling with inset spot lights and loft access and extractor fan, part emulsioned / part tiled walls, wall mounted chrome heated towel rail and plastic thermo tiled flooring. Built in storage cupboard with bi-fold door housing the gas fired combination boiler. Four piece suite in white comprising low level w.c. wall mounted wash hand basin with chrome mixer tap and double ended d shaped bath with chrome mixer tap and walk in shower cubicle with overhead electric shower.

OUTSIDE

To the rear of the property is a tiered garden, first area is laid to decking with wooden balustrade and access to an outside water tap, steps lead down to the second tier which is paved with borders of mature shrubs, planting and BBQ space and storage shed.

To the front is a low maintenance forecourt.


NOTE

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

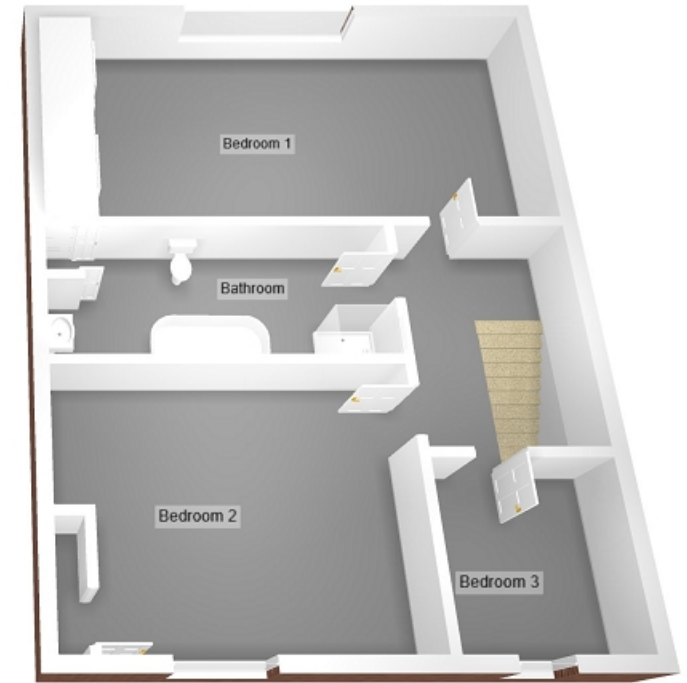


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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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