



Banc-yr-allt, Cefn glas, Bridgend County.
CF31 4RH

£174,995



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IMMACULATELY PRESENTED two bedroom end of terrace house briefly comprising entrance hall, lounge/ diner and kitchen to the ground floor, two good size bedrooms and bathroom to the first floor. Externally is a enclosed larger than average rear garden with driveway parking and garage to the front. Ideal first time purchase.

£174,995 - Freehold

- Modern two bedroom end of terrace house
- Lounge with space for dining
- Fitted bathroom to the first floor
- Larger than average and beautifully landscaped rear garden
- Driveway parking with garage
- EPC - D / Council tax - B



DESCRIPTION

We are pleased to introduce for sale this delightful two bedroom end of terrace house situated in the popular location of Banc-yr-allt at the head of a cul de sac. The property is located within close proximity of local shops and walking distance of Bridgend town centre as well as Llangewydd primary school. Ideal first time purchase.

ENTRANCE

Via timber door with frosted glass panels through to the entrance hall.

ENTRANCE HALL

Stippled ceiling with ceiling light, smoke detector, skimmed and emulsioned walls, radiator and tiled flooring in wood effect. Stairs leading to the first floor landing and high rise wall mounted electric box. Door leading into the lounge.

LOUNGE (16' 8" x 11' 9" max) or (5.08m x 3.59m max)

Measurements narrow to 2.67m. Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator and a continuation of the tiled flooring in wood effect. PVCu double glazed window overlooking the front of the property with fitted venetian blinds to remain and doorway through to the kitchen.

KITCHEN (11' 8" x 7' 10") or (3.55m x 2.40m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls with one feature wall in exposed brick, radiator and ceramic tiling to splash back areas. The kitchen comprises a range of wall and base units with coordinating marble effect work surfaces. Integrated appliances include a gas hob and oven with overhead extractor hood, one and half ceramic sink with drainer and brushed brass mixer tap with shower head. Space and plumbing for automatic washing machine and space for fridge/freezer. Cupboard housing a wall mounted gas fired boiler and a continuation of the wood tiled flooring in Herringbone effect. PVCu double glazed window overlooking the rear garden and PVCu door with glass panel leading to the rear decking.

LANDING

Via stairs with fitted runner carpet and handrail. Stippled ceiling with ceiling light, smoke detector and access to the loft, skimmed and emulsioned walls and exposed wooden flooring.

BEDROOM 1 (11' 7" x 9' 8") or (3.52m x 2.95m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls with one feature panelled wall and PVCu double glazed window overlooking the front of the property with fitted venetian blinds to remain. Built in wardrobe, exposed floorboards and radiator.

BEDROOM 2 (10' 11" x 6' 9") or (3.32m x 2.06m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property with fitted venetian blinds to remain. Two sets of fitted storage cupboards and exposed floorboards.



BATHROOM (7' 11" x 4' 9") or (2.41m x 1.45m)

Stippled ceiling with ceiling light and extractor fan, part skimmed and emulsioned / part tiled walls, wall mounted heated towel rail, PVCu frosted double glazed window overlooking the rear of the property and tile effect flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead shower.

OUTSIDE

To the rear of the property is a fully enclosed garden laid mainly to lawn with borders for shrubs and planting, area laid to decking ideal for garden furniture and entertaining. Courtesy door leads through to the garage which has a pitched roof for storage, power, lighting and up and over door to the front.


To the front the property is laid to lawn with stepping stones leading to the front door, driveway parking and garage.

NOTE

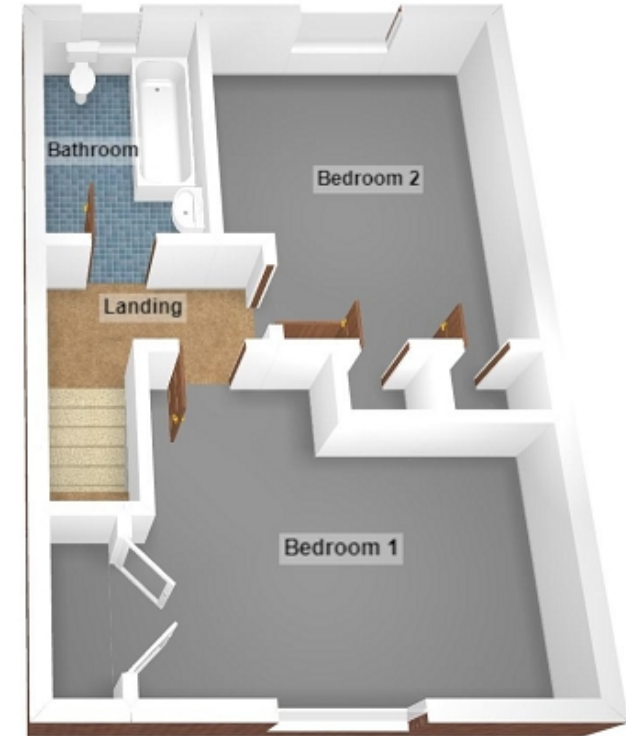
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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