



Ffordd Y Dderwen, Llangewydd Court,
Bridgend County. CF31 4TQ

£220,000



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Traditional three bedroom semi detached house comprising entrance hall, lounge, kitchen/diner, three bedrooms, family bathroom, ENCLOSED LOW MAINTENANCE REAR GARDEN, DETACHED SINGLE GARAGE and ample OFF ROAD PARKING. Ideal first time purchase. Close to local Primary and Secondary Schools.

£220,000

- Traditional three bedroom semi detached house
- Open plan kitchen/diner
- Modern fitted bathroom
- Two double bedrooms plus one single bedroom
- Detached single garage/ Ample off road parking
- Low maintenance enclosed rear garden/ EPC-C, Council tax band -



DESCRIPTION

Introducing this well presented modern three bedroom semi detached house located within the Llangewydd Court area and in easy walking distance of local Primary and Secondary Schools as well as local sport facilities. The property is well presented throughout with a modern fitted kitchen and bathroom, low maintenance enclosed rear garden, detached single garage and good off road parking. Viewing is recommended. Would make an ideal first time purchase.

ENTRANCE

Via part frosted glazed PVCu door into the entrance hallway with a PVCu double glazed window with a fitted Venetian blind to the front, emulsioned ceiling and walls with half height wood panelling, skirting and a wood effect laminate floor. Part glazed internal door through to the lounge.

LOUNGE (13' 7" x 13' 1") or (4.15m x 4.00m)

Overlooking the front via PVCu double glazed bow window with fitted Venetian blinds, emulsioned ceiling with central pendant and recessed LED spot lights, emulsioned walls with one feature wall of wood panelling, skirting and a continuation of the wood effect floor. Square arch way through to open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (16' 9" x 8' 6") or (5.10m x 2.60m)

To the kitchen area:

Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and is finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls and wood effect laminate floor. The kitchen is arranged with low level and wall mounted units in shaker style cream with brushed chrome handles and complementary roll top work surface with metro tiled splash back. Inset one and a half basin sink with swan neck tap and drainer. Integrated appliances include fridge, freezer, washing machine, electric oven with five ring gas hob and overhead extractor hood.

To the dining area:

Three central light pendants, ample space for dining table and chairs, PVCu double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING

Via stairs with half height wood panelling, balustrade with fully glazed unit and fitted carpet. Access to loft storage, emulsioned and coved ceiling, emulsioned walls with half height panelling, PVCu frosted glazed window to the side with a fitted Venetian blind, fitted storage cupboard housing a Vaillant gas fired combination boiler with additional storage.

BATHROOM

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed spot lights, extractor fan, full height ceramic tiles with one feature wall, heated towel radiator and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, P shaped bath with a chrome mixer tap and over bath plumbed shower with hand attachment and rainwater head.



BEDROOM 1 (12' 0" x 10' 8") or (3.65m x 3.25m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls with one feature papered wall, triple fitted wardrobe with sliding shaker style doors and one mirrored door, skirting and fitted carpet.

BEDROOM 2 (9' 2" x 8' 8") or (2.80m x 2.65m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 3 (8' 4" max x 8' 2" max) or (2.55m max x 2.50m max)

L shaped. Overlooking the front via a PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls with one feature papered wall, fitted storage cupboard with hanging rails, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to sandstone patio, side gated access back to the front of the property and gated access to a rear separate play area.

Off road parking suitable for three cars. Outside electric sockets and open aspect front garden laid to lawn.

DETACHED GARAGE


Detached single garage with traditional up and over door. Window to the side and finished in wood panelling.

NOTE

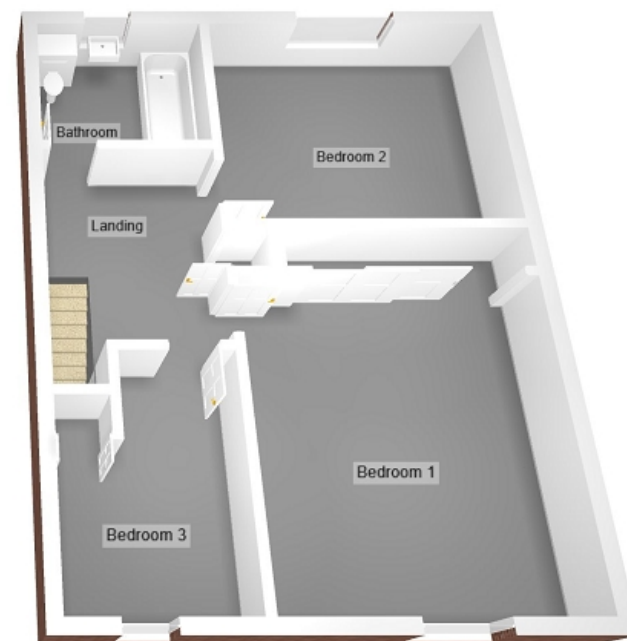
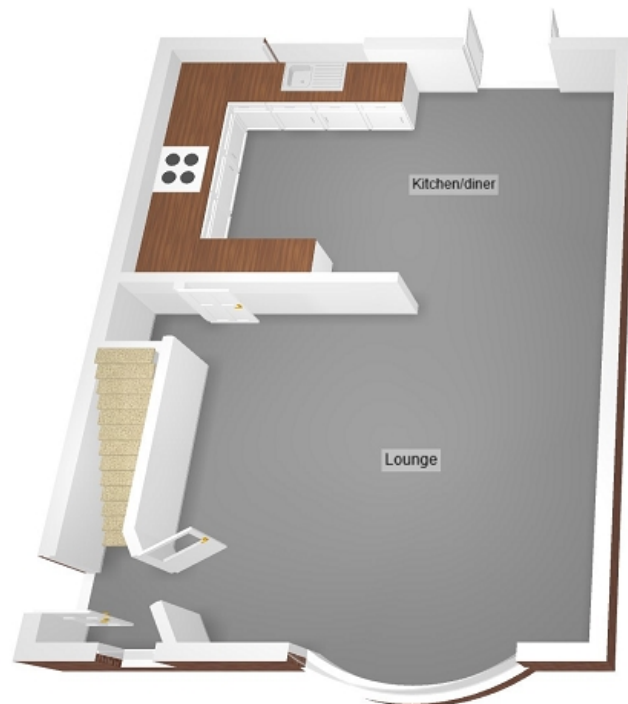
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk