



Church Bell Sound, Cefn Glas, Bridgend
County. CF31 4QH

Offers Over
£230,000



PAYTON
JEWELL
CAINES

Church Bell Sound, Cefn Glas, Bridgend County. CF31 4QH

Modern three bedroom semi detached house comprising entrance hall, downstairs w.c. L-shaped kitchen/diner and lounge, three double bedrooms, family bathroom, EN SUITE to bedroom one, single GARAGE, driveway parking for two cars and enclosed low maintenance rear garden. Cul-de-sac location. MUST BE VIEWED! No onward chain.

Offers Over £230,000 - Freehold

- Modern three bedroom semi detached house
- Sought after modern development
- Walking distance of Bridgend town centre
- Beautifully presented throughout, Council tax - D
- Enclosed low maintenance rear garden, EPC - C
- High quality kitchen / diner
- Sold with no onward chain



DESCRIPTION

Introducing this beautifully presented modern three bedroom semi detached house situated within easy walking distance of Bridgend town centre on a sought after development. The property offers excellent access to Bryntirion secondary school as well as local primary schools and benefits from a high specified fitted kitchen with integrated appliances, modern and contemporary decor throughout, an enclosed low maintenance rear garden, garage and off road parking for two vehicles. Sold with no onward chain. This property would make an ideal investment or first time purchase. Viewing is highly recommended.

ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling, ceiling mounted smoke detector, central light fitting to remain, emulsioned walls and Karndeian wood effect flooring.

DOWNSTAIRS W.C.

Emulsioned ceiling and walls, wall mounted extractor fan, skirting, radiator and a continuation of the Karndeian flooring. Two piece suite in white comprising w.c. and wall mounted wash hand basin with ceramic tiles to the splash back.

L-SHAPED KITCHEN / DINER (14' 1" max x 17' 9") or (4.30m max x 5.40m)

Via open archway and benefiting from dual aspect natural light via PVCu double glazed window with a fitted venetian blind to the front and double glazed aluminium casement sliding bi-fold doors leading to the rear patio. Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and Karndeian flooring. A range of low level and wall mounted kitchen units in high gloss with a complementary roll top work surface and splash back plinth. Inset one and half basin sink with chefs tab, integrated double oven and hob with overhead extractor and glass splash back. Integrated fridge and freezer, dishwasher and washing machine. Modern vertical radiator and wall mounted gas fired combination boiler (recently fitted in 2021 behind a kitchen unit).

LOUNGE (16' 9" x 10' 4") or (5.10m x 3.15m)

Dual aspect natural light via PVCu double glazed window overlooking the front with a fitted venetian blind and PVCu French doors leading out to the rear patio. Emulsioned ceiling with central light fitting, emulsioned walls, skirting and Karndeian flooring. Wall mounted media unit to remain finished in high gloss and wood with bracket for flat screen T.V. shelving and cupboards.

LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window with fitted venetian blind on the half landing. Access to loft storage, emulsioned ceiling with central light fitting, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard with shelving and radiator.

BEDROOM 1 (10' 6" x 11' 4") or (3.20m x 3.45m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Two fitted wardrobes and doorway through to the en suite shower room.



EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the rear of the property with a fitted venetian blind, emulsioned ceiling, emulsioned walls with wall mounted shaver point and extractor fan. Half height ceramic tiles to the wall, click wood effect LVT flooring and wall mounted heated chrome towel rail. Three piece suite in white comprising w.c. wash hand basin and walk in shower cubicle housing a plumbed shower with glazed shower screen.

FAMILY BATHROOM

PVCu frosted glazed window to the front with a fitted roller blind, emulsioned ceiling and walls, skirting and click wood effect LVT flooring. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower with concertina glazed shower screen and wall mounted extractor and shaver point.

BEDROOM 2 (11' 2" x 7' 3") or (3.40m x 2.20m)

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

BEDROOM 3 (7' 3" x 9' 6") or (2.20m x 2.90m)

Overlooking the front via PVCu double glazed window with a fitted ventian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted wardrobe.

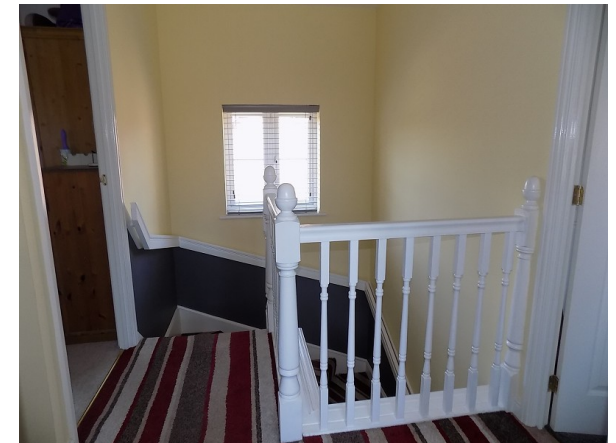
OUTSIDE

Two tiered rear garden, fully enclosed with closed board fence, laid to patio with steps leading down to a low maintenance area laid to resin. Gated access to the rear, mature trees and shrubs and external timber shed with further paved steps leading back to the patio area. External lighting (one security).

Enclosed forecourt laid to decking with gated access to the pathway leading from the car spaces, external light, two dedicated car spaces and single garage which is beneath the coach house to the side (far right) with traditional up and over door and parking to the front.


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		89
(69-80) C	78	
(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.



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