



Charles Street, Bridgend, Bridgend County.
CF31 1TG

£195,000



PAYTON
JEWELL
CAINES

Charles Street, Bridgend, Bridgend County. CF31 1TG

Three bedroom terraced house comprising entrance hall, open plan lounge/diner, kitchen, downstairs w.c. second reception room, three bedrooms and family bathroom. Low maintenance rear garden with garage accessed via the rear lane. Viewing recommended.

£195,000

- Well presented traditional three bedroom house
- Modernised while still retaining many original features
- Open plan lounge/diner
- Reception room two
- Gas fired combination boiler
- Detached garage to the rear
- EPC - D / Council tax - D



DESCRIPTION

We are pleased to offer for sale this traditional three bedroom terraced house located within easy walking distance of Bridgend town centre, giving access to the mainline train and bus stations as well as all the retail facilities. The property would make an ideal first time purchase. Viewing recommended.

ENTRANCE

Via part glazed and frosted composite front door into the entrance porch.

ENTRANCE PORCH

Emulsioned ceiling, half emulsioned / half tiled walls with dado rail, skirting and original tiled flooring. Part glazed and wooden door leading into the entrance hall.

ENTRANCE HALL

Stairs leading to the first floor, doorways leading into the lounge and kitchen. Emulsioned ceiling with centre pendant light, smoke alarm, emulsioned walls, skirting and laminate flooring in wood effect. Original archway and under stairs storage.

LOUNGE (11' 9" max x 10' 6" max) or (3.58m max x 3.19m max)

Emulsioned ceiling with centre pendant light and original coving, emulsioned walls, skirting and a continuation of the fitted carpet. Radiator and PVCu double glazed bay window overlooking the front of the property. Original feature fireplace with wooden surround.

DINING ROOM (10' 8" max x 9' 6" max) or (3.25m max x 2.90m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and a continuation of the laminate flooring. Radiator and PVCu double glazed window overlooking the rear of the property. Chimney breast with alcoves either side.

KITCHEN (14' 10" x 9' 10") or (4.52m x 3.0m)

Emulsioned ceiling with centre spot light, emulsioned walls with tiling to the splash back areas, skirting, radiator and tiled flooring. A range of base and wall units in cream shaker style with complementary roll top work surfaces in wood effect housing an inset one and half stainless steel sink with chrome mixer tap. Space for washing machine and dishwasher, integrated double electric oven with five ring gas burner and chrome extractor hood. Combination boiler housed within a kitchen cupboard. Space for freestanding fridge/freezer, PVCu double glazed window overlooking the side of the property and frosted PVCu double glazed door leading to the rear garden. Opening leading to the downstairs w.c. and second reception room.

DOWNSTAIRS W.C. (6' 2" x 2' 7") or (1.87m x 0.80m)

Emulsioned ceiling with centre pendant light, emulsioned walls with subway tiling to the splash back areas, skirting and tiled flooring. Frosted PVCu double glazed window overlooking the side of the property and radiator. Two piece suite comprising low level w.c. and vanity sink unit with chrome mixer tap.

RECEPTION ROOM 2 (12' 0" x 10' 0") or (3.65m x 3.06m)

Emulsioned and coved ceiling with centre spot lights, emulsioned walls, skirting, radiator and laminate flooring in wood effect. PVCu double glazed window overlooking the side of the property and PVCu double glazed French doors with side panels leading to the rear garden.



LANDING

Via stairs with fitted carpet, spindle balustrade and handrail. Emulsioned ceiling with centre pendant light, loft access, emulsioned walls, skirting and a continuation of the fitted carpet.

BEDROOM 1 (14' 11" x 9' 11") or (4.55m x 3.02m)

Emulsioned ceiling with centre pendant light, emulsioned walls with dado rail, skirting, fitted carpet, radiator and two PVCu double glazed windows overlooking the front of the property.

BEDROOM 2 (11' 3" max x 8' 6" max) or (3.43m max x 2.60m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 3 (11' 5" max x 10' 0" max) or (3.47m max x 3.05m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

BATHROOM (6' 9" x 6' 2") or (2.07m x 1.87m)

Emulsioned ceiling with centre pendant light, emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome taps and bath with overhead chrome shower with mixer tap and shower curtain. Chrome towel rail radiator and frosted PVCu double glazed window overlooking the side of the property.


OUTSIDE

The rear garden is paved with an area of artificial lawn, garage accessed via a courtesy door and traditional up and over door via the rear lane.

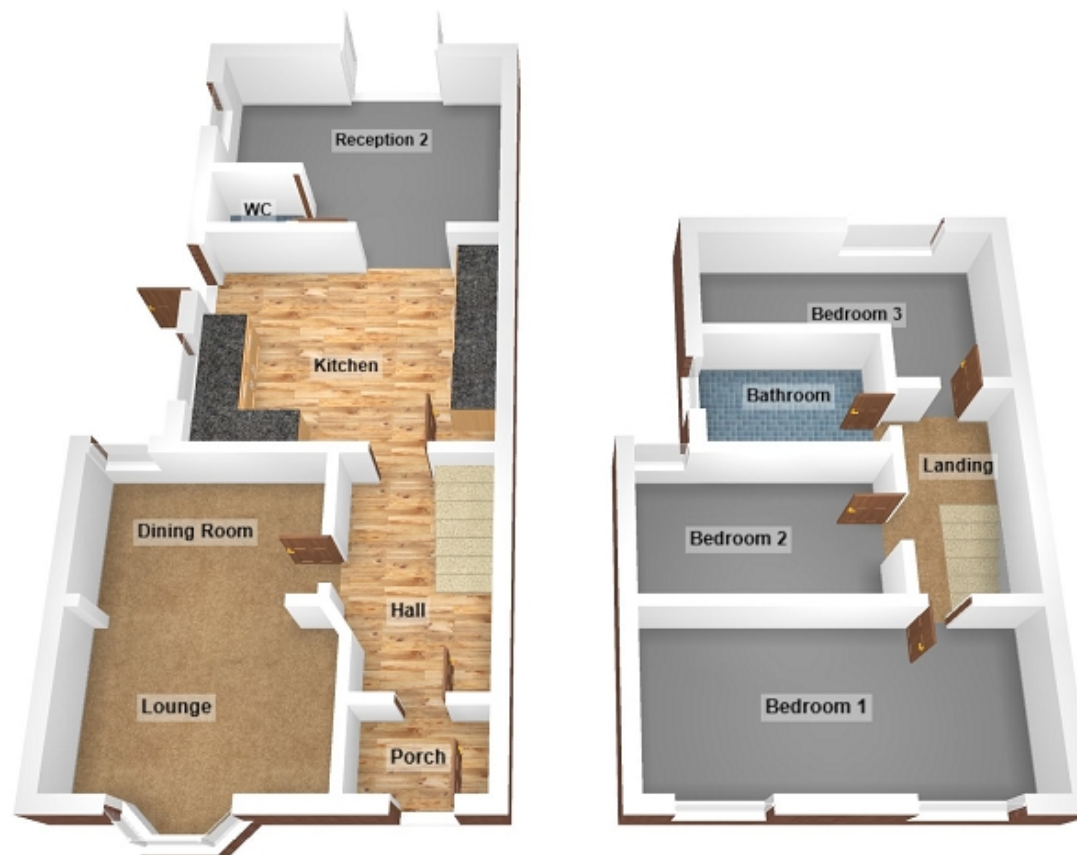
Small courtyard to the front with wrought iron fencing and gate with decorative stone.



Floorplan & EPC

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