




BRITISH
PROPERTY
AWARDS
2018-2019
★★★★★
GOLD WINNER
LETTING AGENT
IN BRIDGEND

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

£114,950

 PAYTON
JEWELL
CAINES

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

Two bedroom mid terrace COTTAGE comprising entrance hall, lounge, dining room, MODERN KITCHEN, first floor shower room and low maintenance rear garden. Available with NO ONGOING CHAIN. Viewing highly recommended.

£114,950 - Freehold

- Two bedroom mid terraced house
- Two reception rooms
- Modern shower room to first floor
- Good sized rear garden
- No on-going chain, EPC-D
- Internal viewing highly recommended



DESCRIPTION

Introducing this two bedroom mid terraced cottage in the sought after location of Pen-y-Fai side of Aberkenfig. Within walking distance of all facilities and amenities Aberkenfig has to offer which includes a doctors surgery and Primary school. Good road links to Bridgend town centre, McArthur Glenn designer outlet, M4 corridor and A48. The property benefits from gas central heating via a combination boiler, PVCu double glazing throughout and good sized rear garden. NO ON-GOING CHAIN.

ENTRANCE

Via fully double glazed PVCu door with opaque glass into the lounge.

LOUNGE (16' 3" x 11' 3") or (4.95m x 3.42m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet. Storage cupboard housing the gas meter and storage cupboard above the staircase housing the consumer unit. Staircase to the first floor with open balustrade and fitted carpet.

DINING ROOM (15' 3" x 7' 5") or (4.65m x 2.27m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed unit to rear and double radiator. Wood effect laminate flooring. Doorway through to the kitchen.

KITCHEN (14' 1" x 6' 11") or (4.28m x 2.10m)

Artexed and coved ceiling with modern spot light bar and emulsioned walls, A range of wall and base units with complementary work top and integrated appliances include fridge / freezer, washing machine, electric oven, four ring gas hob and cooker hood. Tiling to splash back areas and PVCu double glazed window to rear aspect with PVCu part double glazed door to the rear. Double radiator and ceramic tiled flooring.

LANDING

Emulsioned and coved ceiling with one centre light and access into the attic space, emulsioned walls and fitted carpet.

BEDROOM 1 (16' 1" x 8' 6") or (4.90m x 2.60m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet.

BEDROOM 2 (10' 3" x 7' 3") or (3.13m x 2.22m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet. Wall mounted combination gas boiler.

SHOWER ROOM (7' 6" x 7' 0") or (2.29m x 2.14m)

Emulsioned ceiling with one centre light, extractor fan and part tiled / part emulsioned walls. Three piece suite comprising low level w.c. pedestal wash hand basin and corner shower unit with electric shower and glass sliding shower doors. PVCu double glazed window with opaque glass to rear aspect, radiator and ceramic tiled flooring.



OUTSIDE

Steps from the kitchen lead to the rear garden which is bound by wood panel fencing, stone walling and low breeze block walling. Laid mainly to patio with raised bed ideal for planting.

To the front the property is accessed from street level and has on street parking.

DIRECTIONS

From Bridgend town take Tondu Road through the set of traffic lights, take first exit off mini-roundabout. At the next roundabout turn left towards Aberkenfig. Take the first left onto Pen-Y-Fai Road, continue along the road and the property can be found on the left hand side.



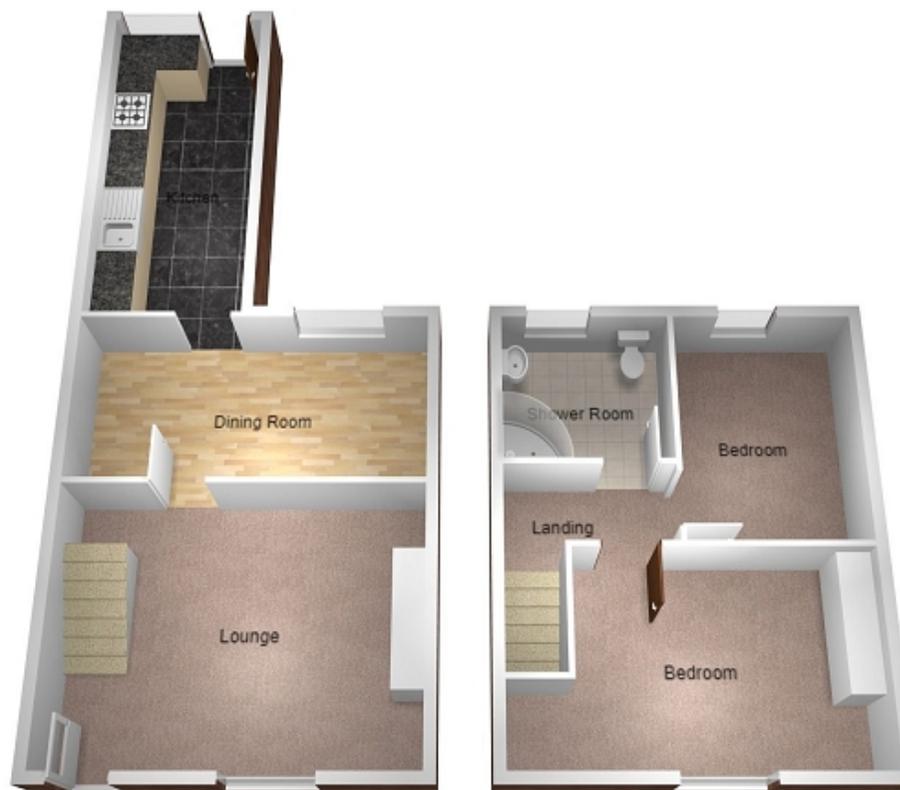
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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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