



Castle View, Bridgend, Bridgend County.
CF31 1HL

£295,000



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A well presented DETACHED three double bedroom BUNGALOW located in a QUIET CUL DE SAC and comprising entrance hall, L-shaped lounge/diner, kitchen, modern shower room, large corner plot, DRIVEWAY PARKING for two vehicles and DETACHED SINGLE GARAGE. Viewing recommended.

£295,000 - Freehold

- Three bedroom detached bungalow on a large corner plot
- L shaped lounge/diner
- Modern shower room
- Three double bedrooms
- Detached single garage / driveway parking, EPC-D
- Quiet cul de sac location



DESCRIPTION

Introducing this three double bedroom detached bungalow situated on a corner plot in a quiet cul de sac and within walking distance of Bridgend town and the Princess of Wales Hospital, as well as being within a short drive from Junction 36 of the M4 and all the facilities found at McArthur Glen Designer Outlet. Internal viewing highly recommended to fully appreciate.

ENTRANCE

Via part glazed composite door into the entrance hall.

ENTRANCE HALL

Artexed emulsioned, coved ceiling with two ceiling lights, switch for outside light, artexed walls with dado rail, radiator, separate storage cupboards for the gas and electric meters and wood effect laminate flooring.

KITCHEN (10' 10" x 8' 5") or (3.31m x 2.57m)

Emulsioned ceiling with centre spot light, PVCu double glazed window and PVCu part glazed door with frosted glass and leaded detail leads out to the side garden. A range of wall and base units with complementary work top, the kitchen benefits from numerous power points and under counter lighting, stainless steel single drainer sink with mixer tap, walls are fully tiled from floor to ceiling. Integrated appliances include fridge/freezer, dishwasher, electric oven, four ring gas hob and stainless steel cooker hood, space for freestanding washing machine. Storage cupboard housing Glo Worm gas combination boiler. Radiator. Ceramic tiled flooring.

DINING AREA (8' 4" x 7' 7") or (2.55m x 2.30m)

The dining area is finished with artexed and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect with large picture window to the front, double radiator and maple block flooring. Stone archway through to the lounge area.

LOUNGE (20' 5" x 11' 0") or (6.22m x 3.35m)

Artexed and coved ceiling with two centre lights, emulsioned walls, double radiator, two wall lights and a continuation of the maple block flooring. Feature fireplace housing electric fire and internal glazed door through to the inner hallway.

INNER HALLWAY

Papered and coved ceiling with three modern down lights, emulsioned walls, double radiator and fitted carpet. Access into the attic space which is partly boarded with loft ladder and lighting.

BEDROOM 1 (11' 11" x 11' 0") or (3.63m x 3.36m)

Emulsioned and coved ceiling with modern spot light bar, emulsioned walls, radiator and fitted carpet. A range of built in triple wardrobes with one mirrored door. PVCu double glazed window and part glazed door to the rear garden.

BEDROOM 2 (12' 10" x 9' 11") or (3.90m x 3.01m)

Papered and coved ceiling with modern spot light bar, emulsioned walls, PVCu double glazed window to rear aspect, double radiator and fitted carpet.



BEDROOM 3 (9' 8" x 8' 11") or (2.95m x 2.72m)

Currently used as a study and finished with papered and covered ceiling with modern spot light bar, emulsioned walls, double radiator, PVCu double glazed window with leaded detail to side aspect and fitted carpet.

SHOWER ROOM (7' 2" x 6' 0") or (2.18m x 1.82m)

Emulsioned ceiling with two down lights, automatic extractor fan, fully tiled from floor to ceiling, PVCu double glazed window with frosted glass and leaded detail. Three piece suite comprising low level w.c. wash hand basin with mixer tap set within vanity unit and double shower enclosure fully tiled with mains fed shower with handheld shower attachment and glass sliding door. Wall mounted heated towel rail and ceramic tiled flooring.

OUTSIDE

Situated on a large corner plot and bound by low brick walling and wood panel fencing, gardens to the front and side are laid to lawn with borders of mature shrubs, trees and planting. Vegetable plot to the side with outside tap.

Driveway parking to the rear accessed via wrought iron gates with parking for two vehicles.

Brick archway through to the rear garden which is laid to low maintenance patio and can also be accessed via bedroom one. Pathway leading around the property. Summer house and one garden shed to remain.

GARAGE (22' 0" x 9' 0") or (6.70m x 2.75m)

Garage is accessed via up and over door, PVCu double glazed window, power and light. Lockable side door.

DIRECTIONS

From Bridgend town take Coity Road, turn right onto Castle View, follow the road around, take the first left and the property can be found on the left hand side.


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		81
(69-80) C		
(55-68) D	62	
(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