



Llys Gwyn, Bridgend, Bridgend County.
CF31 1LB

£139,950

PJC PAYTON
JEWELL
CAINES

Llys Gwyn, Bridgend, Bridgend County. CF31 1LB

Well presented two bedroom mid terraced house comprising good sized lounge, separate dining room, kitchen, two double bedrooms, family bathroom, third bedroom suitable for home office or dressing room and low maintenance enclosed rear garden. Ideal first time or investment purchase.

£139,950 - Freehold

- Three bedroom mid terraced house
- Two reception rooms
- Modern fitted kitchen
- Two double bedrooms
- Enclosed low maintenance rear garden, EPC
- Within close proximity of Princess of Wales Hospital



DESCRIPTION

Introducing this well presented two bedroom mid terraced house within walking distance of Bridgend town centre and the Princess of Wales Hospital. The property benefits from two reception rooms, kitchen, family bathroom and enclosed low maintenance rear garden. Ideal first time or investment purchase.

ENTRANCE

Via part glazed PVCu door with frosted glass into the entrance hall.

ENTRANCE HALL

Artexed ceiling with centre light, smoke detector, emulsioned walls, radiator, access into storage cupboard, ceramic tiled flooring and staircase leading to the first floor with fitted carpet and handrail. Part glazed internal door into the lounge.

LOUNGE (13' 4" x 12' 5") or (4.07m x 3.79m)

Artexed ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet. Part glazed internal door into the dining room.

DINING ROOM (8' 9" x 7' 7") or (2.66m x 2.32m)

Artexed ceiling with centre light, emulsioned walls, PVCu double glazed window to rear aspect, fitted carpet, double radiator and under stairs storage cupboard.

KITCHEN (8' 8" x 7' 8") or (2.65m x 2.34m)

PVCu tongue and groove panelled ceiling with down lights and part tiled/part emulsioned walls. A range of wall and base units in high gloss white with complementary work top. Inset one and half bowl composite sink with mixer tap. Integrated appliances include fridge/freezer, microwave, electric oven, four ring gas hob with cooker hood and washing machine. PVCu double glazed window and PVCu part glazed door to rear aspect, radiator and ceramic tiled flooring.

LANDING

Artexed ceiling with centre light, smoke detector, access into part boarded attic space via loft ladder, emulsioned walls and fitted carpet.

BEDROOM 1 (13' 7" x 9' 7") or (4.15m x 2.91m)

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

BEDROOM 2 (9' 7" x 8' 8") or (2.92m x 2.64m)

Artexed ceiling with centre light, emulsioned walls with one feature papered wall, PVCu double glazed window to rear aspect, fitted carpet and access into storage cupboard.

DRESSING ROOM/STUDY (5' 11" x 5' 7") or (1.80m x 1.70m)

Artexed ceiling with centre light, emulsioned walls and PVCu double glazed window to front aspect. Wall mounted gas combination boiler and fitted carpet.



BATHROOM (7' 6" x 5' 10") or (2.28m x 1.77m)

Artexed ceiling with centre light, part respertex/part emulsioned walls and PVCu double glazed window with frosted glass to rear aspect. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and panelled bath with mixer tap and electric shower over. Wall mounted heated towel rail and shaver point and tile effect vinyl flooring.

OUTSIDE

The rear garden is bound by wood panel fencing, laid to patio and Astroturf to provide a low maintenance garden, garden gates gives access to a pedestrian rear lane and wooden shed to remain.

The frontage is open plan with borders either side of the path leading to the front door, borders of decorative chipping's to the right hand side and communal off road parking.

DIRECTIONS

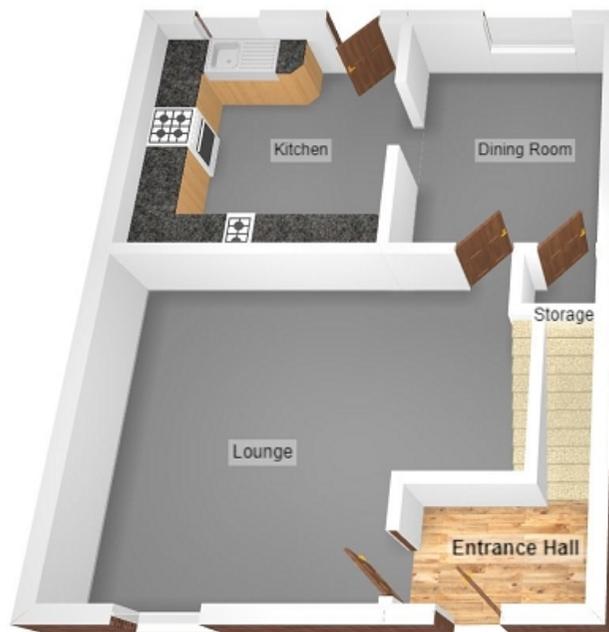
From Bridgend town take Coity Road towards to the Princess of Wales Hospital, turn right onto Glynbridge Gardens, turn left onto Llys Gwyn, turn left and the property is within the cul de sac on the right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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