



Charles Street, Bridgend, Bridgend County.
CF31 1TG

£220,000

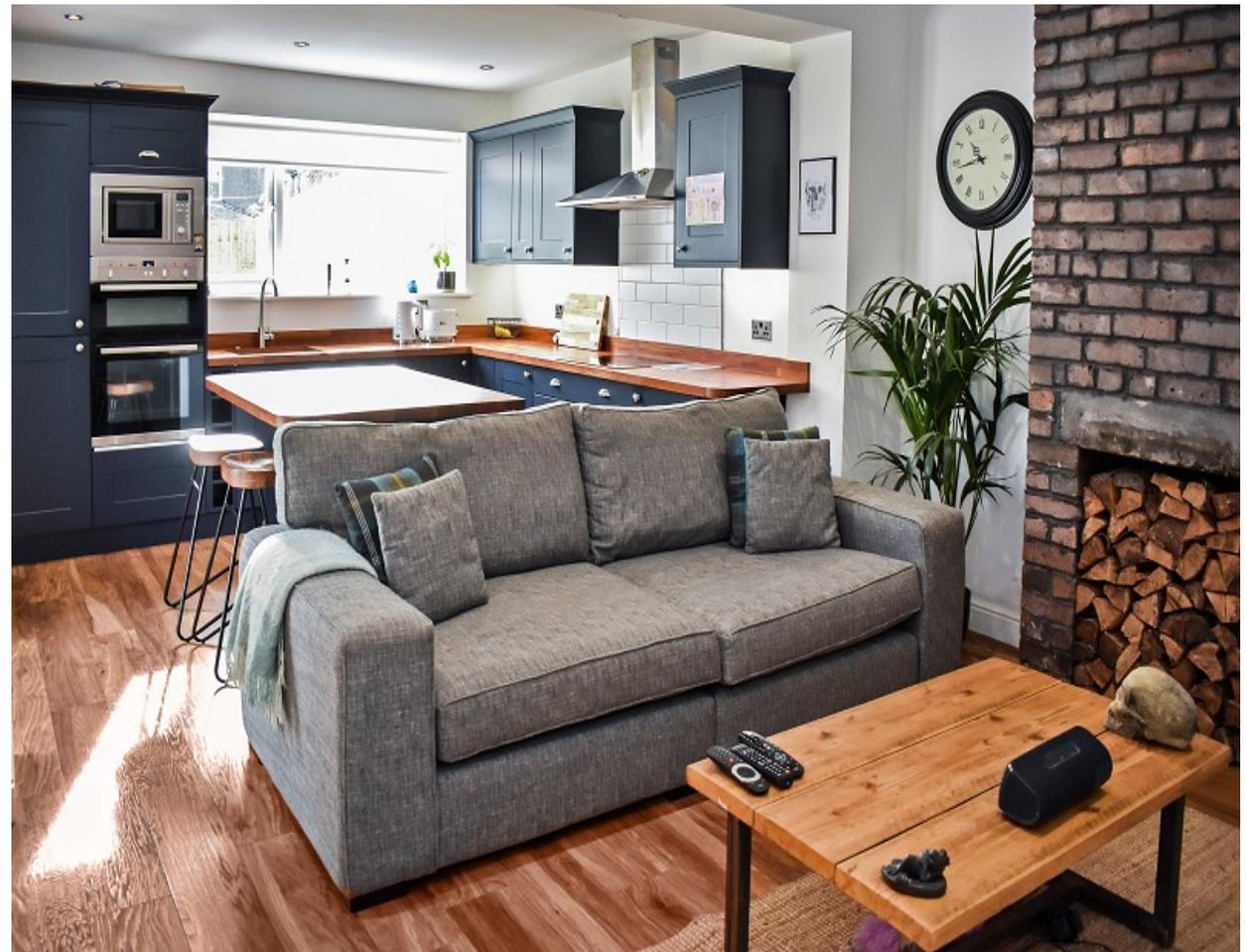


Charles Street, Bridgend, Bridgend County. CF31 1TG

REFURBISHED Four bedroom semi detached house comprising entrance hall, reception room, kitchen/ family/dining room, utility room, downstairs WC, three double bedrooms plus one single bedroom, modern family bathroom, LANDSCAPED REAR GARDEN and off road parking to rear.

£220,000 - Freehold

- Four bedroom semi detached house
- Fully remodernised and refurbished
- Modern kitchen/diner/family room
- Second reception room
- Utility room/ downstairs WC
- Enclosed rear garden/ EPC - D



DESCRIPTION

Well presented fully refurbished and extended four bedroom semi detached house with good sized enclosed rear garden and off road parking to the rear. The property comprises kitchen/diner/family room to the rear with French doors opening onto the large patio area, second reception room, separate utility room and downstairs WC. To the first floor there are three double bedrooms, one single bedroom and modern family bathroom. Outside the property has an enclosed landscaped rear garden with large patio area laid to porcelain tiles and external lighting. Set within a quiet location and within walking distance of Bridgend town where you will find all facilities and amenities including main line train station and is within walking distance of Penybont Primary School. Internal viewing highly recommended to fully appreciate.

ENTRANCE

Via part glazed composite door with frosted glass into entrance hall finished with skimmed ceiling, one centre light, emulsioned walls, radiator, under stairs storage cupboard and quarry tiled flooring.

RECEPTION 1 (11' 4" x 9' 9") or (3.46m x 2.98m)

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

KITCHEN/FAMILY ROOM/DINING ROOM (20' 9" x 13' 3") or (6.32m x 4.04m)

Skimmed ceiling, modern down lights, emulsioned walls, feature fireplace to the lounge area, wood effect laminate flooring and radiator.

To the kitchen area:

A range of wall and base units in deep blue shaker style with complementary oak work top, built in wine rack and soft close cupboards and drawers. Integrated appliances include fridge, freezer, electric double oven, microwave, dishwasher, stainless sink with food waste disposal unit and mixer tap, AEG induction hob with overhead stainless steel cooker hood. The central island features a breakfast bar area with seating for 3/4, storage cupboards and drawers. PVCu double glazed window to rear aspect and PVCu double glazed French doors opening onto the large patio area, ideal for entertaining.

UTILITY (9' 4" x 5' 9") or (2.85m x 1.76m)

Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to side aspect, radiator and quarry tiled flooring. A range of wall and base units in cream with complementary work surface, ceramic sink with mixer tap. Space for washing machine and tumble drier. Door way through to downstairs WC.

DOWNSTAIRS W.C. (5' 10" x 3' 10") or (1.77m x 1.16m)

Skimmed ceiling, one centre light, emulsioned walls with tiling to splash back areas, PVCu frosted double glazed window to side aspect and ceramic tiled flooring. Two piece suite comprising low level WC and circular wash hand basin with mixer tap set on shelved system with storage cupboard below.

FIRST FLOOR LANDING

Via staircase with fitted carpet and open balustrade. On the half landing there is a frosted PVCu double glazed window to side aspect. Skimmed ceiling, two centre lights, smoke detector, access into attic space, emulsioned walls, radiator and PVCu double glazed window to front aspect.



BEDROOM 1 (13' 2" x 9' 10") or (4.02m x 2.99m)

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

BEDROOM 2 (12' 8" x 9' 7") or (3.85m x 2.93m)

Skimmed ceiling, one centre light, emulsioned walls, two PVCu double glazed windows, one to rear aspect and one to side aspect, radiator and fitted carpet.

BEDROOM 3 (9' 10" x 8' 4") or (3.0m x 2.55m)

Skimmed ceiling, one centre light, Velux window at ceiling height, emulsioned walls, radiator, storage cupboard housing gas combination boiler and fitted carpet.

BEDROOM 4 (7' 8" x 6' 0") or (2.34m x 1.83m)

Currently used as a walk in dressing room. Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to side aspect, radiator and fitted carpet.

FAMILY BATHROOM (5' 11" x 5' 7") or (1.81m x 1.71m)

Skimmed ceiling, four modern down lights, extractor fan, part tiled/part emulsioned walls, PVCu frosted double glazed window to rear aspect, wall mounted heated towel rail and ceramic tiled flooring. Three piece suite comprising low level WC, rectangular wash hand basin with mixer tap set on vanity unit with storage cupboard below and panelled bath with wall mounted mixer tap, mains fed shower with additional hand held shower attachment and glass shower screen.

OUTSIDE

Beautifully landscaped rear garden bounded by wood panel fencing and breeze block walling laid mainly to lawn with porcelain tiled patio which is ideal for garden furniture and benefits from low outside lighting and raised seating area. The porcelain tiled path with decorative chippings continues to the rear garden gate which gives access to the area of off-road parking.

The front is bounded by low brick walling and wrought iron railings. A wrought iron gate gives access to the footpath which leads to front door. The front garden is laid to decorative chippings with a raised flower bed ideal for planting. The garden path continues to the side of the property and gives access to the rear garden.

DIRECTIONS

From Bridgend town take the dual carriageway to the traffic lights, turn right onto Tremains Road, take your first left at the lights onto Minerva Street, turn left onto Morfa Street, follow Morfa Street and continue onto Acland Road, take your first left onto Charles Street and the property can be found on your right hand side.

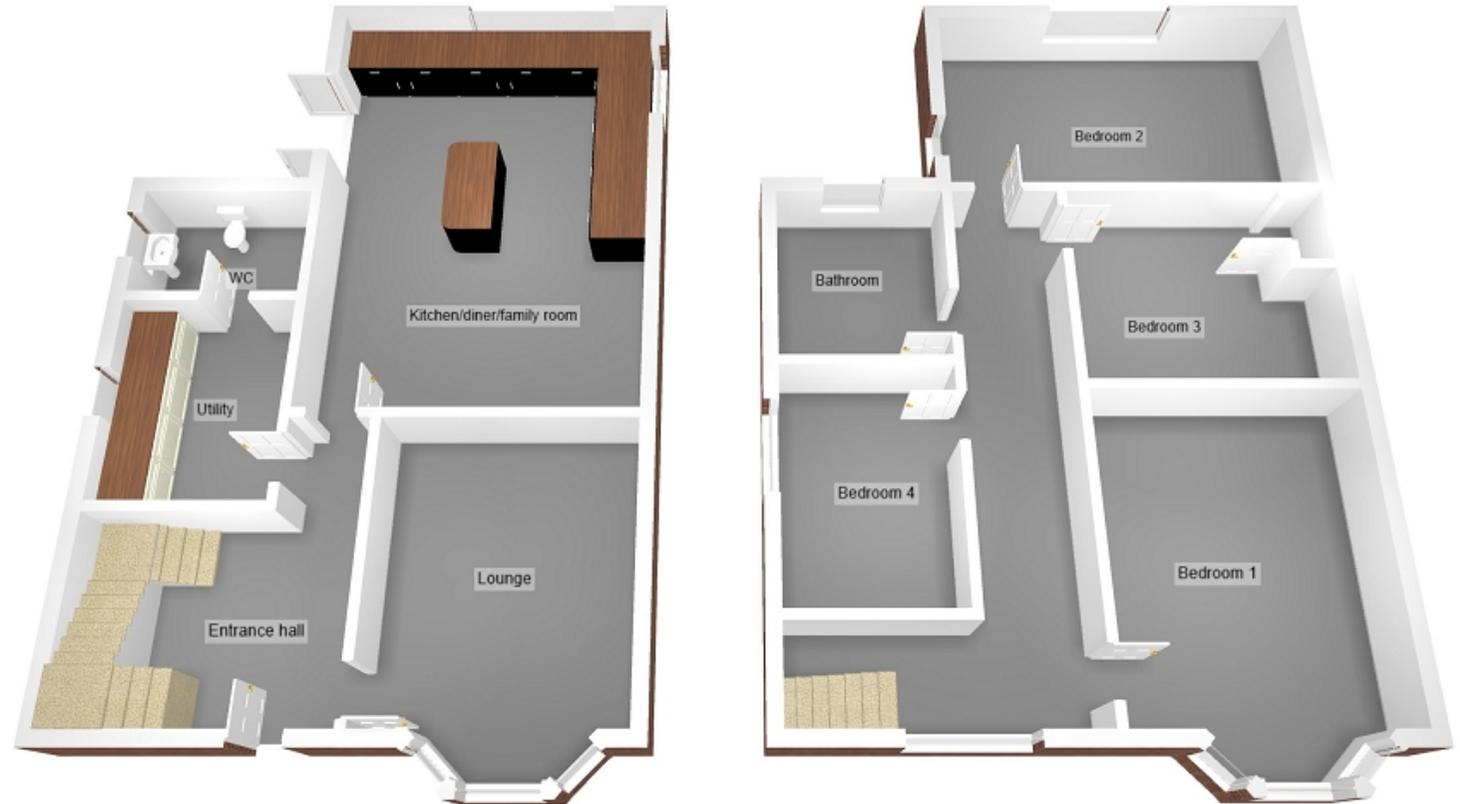


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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.



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