



St. Brides Road, Aberkenfig, Bridgend .
CF32 9RA

£175,000

PCJ PAYTON
JEWELL
CAINES

St. Brides Road, Aberkenfig, Bridgend . CF32 9RA

Immaculately presented and extended two/three bedroom end of terrace house comprising entrance hall, kitchen, lounge/diner, REFURBISHED KITCHEN AND BATHROOM, first floor w.c. and enclosed rear garden. Viewing highly recommended.

£175,000 - Freehold

- Extended two/three bedroom end of terrace house
- Immaculately presented throughout
- Refurbished kitchen and bathroom
- First floor w.c.
- Enclosed rear garden, EPC-D
- Viewing recommended



DESCRIPTION

An extended three bedroom end of terrace property presented to a good standard throughout by the current owners. Conveniently positioned within the village location of Aberkenfig, which is well served with all facilities and amenities. Located within close proximity of both Tondy and Sarn train stations, the M4 corridor, McArthur Glen Designer Outlet, Odeon cinema and Sainsbury's. Early viewing highly recommended to fully appreciate this lovely family home.

ENTRANCE

via PVCu part panelled/part frosted glazed door into vestibule.

VESTIBULE

Skimmed ceiling, emulsioned walls, laminate flooring, wooden door leading into the entrance hall.

ENTRANCE HALL

Skimmed and coved ceiling, emulsioned walls, a continuation of the laminate flooring and radiator. Staircase to the first floor with fitted carpet. Door into the lounge/diner.

LOUNGE/DINER (21' 11" x 12' 10") or (6.69m x 3.90m)

Skimmed and coved ceiling, emulsioned walls with feature paper to chimney breast walls, fitted carpet, two sets of radiators and PVCu double glazed window set within bay with blinds to remain. Ample space for dining furniture, under stairs storage and door into the kitchen.

KITCHEN (14' 5" x 8' 10") or (4.39m x 2.70m)

Refurbished to a high standard and finished with skimmed and coved ceiling, emulsioned walls, black tiled flooring, radiator and PVCu double glazed window and door to rear of property. A range of wall and base units in white high gloss with black work surfaces and matching up stands. Split level oven, microwave and induction hob with extractor hood, white glass splash back. Space for American style fridge/freezer. Door into inner passage.

INNER PASSAGE

Skimmed ceiling, emulsioned walls, a continuation of the black tiled flooring, radiator and door into cupboard housing the combination boiler. Door into bathroom.

BATHROOM (10' 10" x 6' 0") or (3.29m x 1.83m)

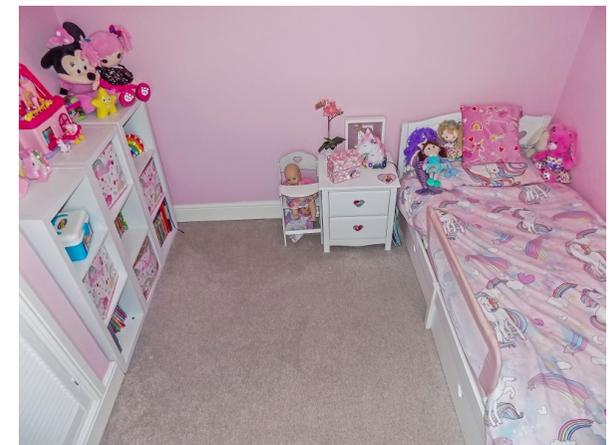
Skimmed and coved ceiling, emulsioned walls, a continuation of the black tiled flooring, radiator and PVCu double glazed window to rear of property. Three piece suite in white comprising low level w.c. wash hand basin set within vanity unit with tiled splash back and fully tiled 'P' shaped bath with mixer shower tap.

LANDING

Skimmed and coved ceiling, access into attic, emulsioned walls, fitted carpet and PVCu tilt n turn window to rear and radiator. Door to w.c.

W.C.

Skimmed ceiling, emulsioned walls, fitted carpet, wall mounted wash hand basin with tiling to splash back, low level w.c. saniflo system.



BEDROOM 1 (16' 3" x 10' 6") or (4.95m x 3.20m)

Two rooms opened into one but could be placed back into two bedrooms. Skimmed and coved ceiling, emulsioned walls, radiator and fitted carpet. Embankment of five door fitted wardrobes. Two PVCu double glazed windows to front of property with blinds to remain.

BEDROOM 2 (9' 8" x 9' 1") or (2.94m x 2.76m)

Skimmed and coved ceiling, emulsioned walls, fitted carpet, radiator and double doors to wardrobe space with hanging rail and shelf. PVCu double glazed tilt n turn window to rear of property.

OUTSIDE

The rear garden is enclosed and bounded by wall and wood panel fencing, laid to astroturf and stone gravel borders, patio area ideal for garden furniture. Storage shed to remain and outside tap. Front forecourt which is enclosed by wall with footpath leading to the front door.

DIRECTIONS

On entering Aberkenfig, continue along Bridgend Road taking a right turning onto Pandy Road, second left onto St.Brides Road where the property can be found.



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		85
(69-80) C		
(55-68) D	67	
(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