



Coed Caer Odin, Bridgend, Bridgend  
County. CF31 4TN

£210,000



## Coed Caer Odin, Bridgend, Bridgend County. CF31 4TN

Three/four bedroom semi detached house comprising lounge, dining room, kitchen, utility, downstairs w.c. CONSERVATORY, converted garage/bedroom four, first floor bathroom, enclosed rear garden and OFF ROAD PARKING. Viewing recommended.

£210,000 - Freehold

- Three/four bedroom semi detached house
- Lounge with separate dining room
- Kitchen with utility room
- Converted garage to offer a fourth bedroom
- Study and downstairs w.c. EPC - D
- Enclosed rear garden and off road parking



## DESCRIPTION

Introducing this three/four bedroom semi detached house located in a cul de sac in the sought after location of Llangewydd Court to the West of Bridgend. The property is within easy walking distance of local primary and secondary schools and local bus routes. The property benefits from an enclosed rear garden and off road parking. Viewing recommended.

## ENTRANCE

Via composite front door with frosted side screen into the entrance hall.

## ENTRANCE HALL

Papered and coved ceiling with inset ceiling lights, papered walls, laminate flooring, radiator and staircase to first floor with fitted carpet. Door into lounge.

## LOUNGE (13' 7" x 13' 2") or (4.15m x 4.01m)

Papered and coved ceiling, papered walls with one feature papered wall, wall light facilities and fitted carpet. The focal point to the room is the fire surround and onset electric fire. Radiator and PVCu double glazed window to front of property with wooden venetian blinds to remain. Double multi glazed door into the dining room.

## DINING ROOM (8' 6" x 8' 4") or (2.58m x 2.55m)

Papered and coved ceiling, papered walls, laminate flooring, radiator and multi glazed door into the kitchen and door into conservatory.

## CONSERVATORY

Polycarbonate roof, privacy wall with frosted double glazed windows, PVCu double glazed windows set on dwarf wall, radiator and PVCu double glazed French doors to the rear garden.

## KITCHEN (10' 1" x 7' 4") or (3.07m x 2.24m)

Skimmed and coved ceiling, emulsioned walls with tiling to splash back areas and tiled flooring. A range of wall and base units with complementary work surfaces housing single drainer sink unit and mixer tap, plumbing for dishwasher and further appliances, built in electric oven and electric hob with stainless steel splash back and extractor hood. PVCu double glazed window to rear of property and archway into utility room.

## UTILITY ROOM

Skimmed ceiling with inset ceiling lights, emulsioned walls, continuation of the tiled flooring, plumbing for automatic washing machine and space for American style fridge/freezer. Radiator and door into the converted garage/bedroom four.

## CONVERTED GARAGE / BEDROOM FOUR (11' 8" x 6' 9") or (3.56m x 2.07m)

Skimmed ceiling with inset ceiling lights, emulsioned walls with one feature papered wall, fitted carpet, radiator and PVCu double glazed French doors with side screen to front of property.

## RECEPTION ROOM 2/STUDY (11' 3" x 6' 1") or (3.44m x 1.85m)

Skimmed ceiling with inset ceiling lights, emulsioned walls, tiled flooring, radiator, PVCu double glazed window and part panelled/part glazed door to the rear.



## DOWNSTAIRS W.C.

Skimmed ceiling with inset ceiling lights, emulsioned walls and continuation of the tiled flooring. Two piece suite comprising low level w.c. and wash hand basin set within vanity unit with tiled splash backs. Radiator and PVCu frosted double glazed window to rear of property.

## LANDING

Artexed and coved ceiling, access into attic, papered walls, PVCu frosted double glazed window to side of property and fitted carpet. Door to airing cupboard housing the Ferroli combination boiler.

## BATHROOM (5' 10" x 5' 5") or (1.77m x 1.66m)

Skimmed ceiling, fully tiled walls with decorative border tiles, tiled flooring, chrome towel rail heater and PVCu frosted double glazed window to rear of property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead mains fed shower, shower rail and curtain and Jacuzzi bath.

## BEDROOM 1 (12' 1" x 10' 7") or (3.68m x 3.23m)

Artexed and coved ceiling, papered walls, fitted carpet, double door wardrobe with hanging rail and shelf, radiator and PVCu double glazed window to front of property with wooden venetian blinds.

## BEDROOM 2 (10' 7" x 8' 7") or (3.23m x 2.61m)

Artexed and coved ceiling, papered walls, fitted carpet, radiator and PVCu tilt n turn window to rear of property.

## BEDROOM 3 (8' 4" x 8' 2") or (2.54m x 2.49m)

Artexed and coved ceiling, papered walls, cupboard over the staircase area, fitted carpet and PVCu double glazed window to front of property with wooden venetian blinds.

## OUTSIDE

The frontage is open plan with off road parking for three vehicles, compressed concrete driveway.

The rear garden is enclosed and bounded by wood panel fencing, laid to lawn with paved patio areas ideal for garden furniture. Outside electric socket. Storage shed with electric installed.

## DIRECTIONS

On entering Cefn Glas continue along Merlin Crescent, taking a right turning onto Barnes Avenue, follow this road along until you come to a right turning for Coed Caer Odin where the property can be found in the cul de sac.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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