



Westfield Avenue, Bridgend, Bridgend
County. CF31 4HH

£350,000

PJC PAYTON
JEWELL
CAINES

Westfield Avenue, Bridgend, Bridgend County. CF31 4HH

TRADITIONAL four bedroom EXTENDED semi detached house comprising entrance hall, THREE RECEPTION ROOMS, WC, utility space, kitchen, four good sized bedrooms with ensuite shower to master bedroom, family bathroom and LARGE enclosed rear garden and OFF ROAD PARKING.

£350,000 - Freehold

- Extended four bedroom semi detached house
- Three reception rooms
- Downstairs WC
- Many original features remain/ EPC - D, Council tax band - E
- Ensuite shower room to master bedroom
- Generous sized Westerly facing rear garden/ Off road parking



DESCRIPTION

We are pleased to introduce for sale this traditional four bedroom extended semi detached house benefiting from a large kitchen extension to the rear and a generous South Westerly facing enclosed rear garden. The property has retained many of its original features and is situated within easy walking distance of Bridgend town centre with all its amenities as well as local Primary Schools and transport hub. The spacious accommodation that this property offers makes it an ideal family home.

ENTRANCE

Via PVCu door into entrance porch finished with skimmed ceiling, ceiling light, emulsioned walls, radiator, two PVCu double glazed windows overlooking the rear of the property and to the side, skirting and slate effect flooring. Timber door with glass panels lead into entrance hall.

ENTRANCE HALL

Skimmed ceiling, smoke detector, ceiling light, emulsioned walls, radiator and skirting. Staircase leading to first floor. Three doors leading off.

RECEPTION (13' 3" max x 9' 11" max) or (4.04m max x 3.01m max)

Measurements into the alcove. Skimmed ceiling, ceiling light, emulsioned walls with picture rail, radiator, PVCu double glazed bay window overlooking the front aspect, chimney breast with alcoves either side and feature mantelpiece, skirting and fitted carpet.

RECEPTION 2 (13' 0" x 10' 2") or (3.96m x 3.11m)

Skimmed and coved ceiling, ceiling light, emulsioned walls with feature wallpaper, radiator, PVCu double glazed window overlooking the front aspect, chimney breast with alcoves either side, skirting and laminate flooring in a wood effect.

INNER HALLWAY (8' 5" x 5' 9") or (2.56m x 1.74m)

Skimmed ceiling, ceiling light, emulsioned wall, high rise wall mounted electric box, radiator and tiled flooring. Door way leading off to downstairs WC. Further door way leading into the dining room. Square opening leading through to large kitchen.

DOWNSTAIRS W.C. (5' 8" x 4' 6") or (1.73m x 1.36m)

Skimmed ceiling with ceiling light, emulsioned walls, PVCu frosted double glazed window overlooking the side of the property, low level storage cupboard housing the gas meter and tiled flooring. Two piece suite in white comprising low level WC and wall hung wash hand basin with tiling to splash back area. Wall mounted gas fired combination boiler.

KITCHEN (15' 2" x 12' 3") or (4.62m x 3.73m)

Skimmed ceiling, two sets of ceiling lights, emulsioned walls with ceramic tiling to splash back areas, radiator, two PVCu double glazed windows overlooking the side of the property and PVCu double glazed French doors leading on to the rear decked area with co-ordinating side windows and ceramic tiled flooring. A range of wall and base units in a laminate wood effect with co-ordinating roll edge work surface. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Integrated oven with four ring gas hob and overhead extractor. Integrated appliances include dishwasher and fridge/freezer. Space and plumbing for automatic washing machine. Space for tumble drier. Display cabinets with sunken spot lights. Large island used partly as a breakfast bar and partly for storage beneath. Square opening leading to the dining room.

DINING ROOM (15' 6" max x 10' 4" max) or (4.73m max x 3.14m max)



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	66	
(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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