



Barnes Avenue, Cefn Glas, Bridgend
County. CF31 4TT

£185,000



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Three bedroom semi detached house comprising lounge, kitchen, dining room, CONSERVATORY, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING. IDEAL FIRST TIME OR INVESTMENT PURCHASE.

£185,000 - Freehold

- Three bedroom semi detached house
- Lounge with separate dining room
- Two reception rooms
- Conservatory to the rear
- Good sized enclosed rear garden/ Off road parking
- EPC -C , Council tax band -C



DESCRIPTION

We are pleased to offer for sale this three bedroom semi detached family home situated within the popular residential location of Llangewydd Court which is within easy walking distance of local Primary (Cefn Glas Juniors and Llangewydd Juniors) and Secondary (Bryntirion) Schools as well as a local bus route. The property benefits from an enclosed rear garden and off road parking to the front.

Key Features:

West facing rear garden

Close to local schools

5 minute drive to Bridgend town centre

ENTRANCE PORCH

Via PVCu door with frosted glass panelling and co-ordinating side panels through to entrance porch. Stippled ceiling with spot lights, part emulsioned/part tongue and groove wood cladding to the walls and tiled flooring. Timber door with glass panel through to entrance hall.

ENTRANCE HALL

Skimmed ceiling, ceiling light, smoke detector, emulsioned walls, radiator, staircase leading to first floor landing, wall mounted electric box and laminate flooring. Door way leading off to reception room one. Arch way leading through to kitchen. Staircase leads to first floor with fitted carpet and wooden spindle balustrade.

RECEPTION 1 (13' 2" x 10' 6") or (4.02m x 3.20m)

Stippled and coved ceiling, ceiling light, emulsioned walls with one wall feature wall paper, radiator, PVCu double glazed window overlooking the front aspect, feature electric fireplace with wooden mantel and fitted carpet.

KITCHEN

Skimmed and coved ceiling, centre spot lights, emulsioned walls with ceramic tiling to splash back areas and tiled flooring. A range of wall and base units with co-ordinating work surfaces. Integrated appliances include oven, four ring electric hob with overhead extractor hood and microwave. inset sink with drainer and mixer tap. Space and plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. PVCu double glazed window overlooking the rear aspect and PVCu door with frosted glass panel leads through to the conservatory. Door way through to second reception room. Door to conservatory. Cupboard housing gas combination boiler.

RECEPTION 2 (8' 11" x 8' 4") or (2.71m x 2.55m)

Stippled and coved ceiling, ceiling light, papered walls with dado rail, radiator, PVCu double glazed window overlooking the conservatory and fitted carpet.

CONSERVATORY (9' 6" x 9' 6") or (2.90m x 2.90m)

Perspex ceiling, ceiling light, one wall emulsioned, tiled flooring, PVCu window overlooking reception room 2, power point, PVCu double glazed windows surround with PVCu double glazed French doors leading on to the side patio.



FIRST FLOOR LANDING

Stippled ceiling, ceiling light, smoke detector, access to loft, emulsioned walls, PVCu double glazed frosted window overlooking the side of the property, fitted storage cupboard and fitted carpet.

BEDROOM 1 (11' 11" x 8' 3") or (3.63m x 2.52m)

Stipple and coved ceiling, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect, fitted storage cupboard and laminate flooring.

BEDROOM 2 (10' 7" x 8' 9") or (3.22m x 2.66m)

Stippled and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, fitted storage cupboard and laminate flooring.

BEDROOM 3 (8' 4" x 8' 2") or (2.53m x 2.50m)

Stippled and coved ceiling, ceiling light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, fitted storage cupboard and fitted carpet.

BATHROOM (5' 10" x 5' 5") or (1.79m x 1.64m)

Stippled ceiling, ceiling light, floor to ceiling tiled walls, wall mounted heated chrome towel rail, PVCu double glazed frosted window overlooking the rear and tiled flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with overhead electric shower and shower screen.

OUTSIDE

Enclosed rear garden with an area laid to patio, main area laid to lawn with a further area laid to decking ideal for garden furniture. Gated access leads to a driveway.


To the front the property is low maintenance laid to stone chippings with drive way to the side.

DIRECTIONS

On entering Cefn Glas continue along Merlin Crescent and take a right onto Barnes Avenue, follow the road around and the property can be found on the right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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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