



Payton  
Jewell  
Caines  
For Sale

Priory Gardens, Bridgend, Bridgend County.  
CF31 3LB

£210,000





## Priory Gardens, Bridgend, Bridgend County. CF31 3LB

SECURE SALE. We are pleased to offer for sale with NO ONGOING CHAIN, this traditional extended three bedroom semi detached house situated in Priory Gardens. The property benefits from a NEWLY FITTED four piece bathroom suite, downstairs cloakroom and TWO RECEPTION ROOMS. Early viewing highly recommended.

£210,000 - Freehold

- Three bedroom traditional semi detached house
- Two reception rooms / Downstairs cloakroom
- Solid oak fitted kitchen / Off road parking
- Subject to Modern Auction (T's and C's apply)
- SECURE SALE
- Buyers fees apply / Subject to Reserve Price
- Enclosed rear garden/ EPC -, Council tax band - D





## DESCRIPTION

Introducing for sale with no ongoing chain this beautiful traditional three bedroom semi detached family home located within easy walking distance of Brynteg Comprehensive School and Bridgend town centre with retail facilities, food outlets, restaurants and the main line train station for commuter access. The property has versatile living space and benefits from a good sized enclosed garden to the rear, two reception rooms and a driveway for off road parking. This property would make an ideal family home.

## SECURE SALE TERMS

This property is subject to a secure sale. Should you view, offer or bid on the property, your information will be shared with the

Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## ENTRANCE

Via PVCu door with frosted glass panel through to entrance hall finished with skimmed ceiling, ceiling light, papered walls, radiator and solid wood flooring. Staircase leading to first floor. Door way leading through to under stairs WC.

## DOWNSTAIRS W.C. (3' 2" x 2' 11") or (0.96m x 0.89m)

Stippled ceiling with ceiling light, papered walls with tiling to splash back areas and three quarter wooden tongue and groove, PVCu frosted double glazed window overlooking the side aspect and fitted carpet. Two piece suite comprising low level WC and wall hung wash hand basin.



## RECEPTION 1 (12' 3" max x 11' 2" max) or (3.74m max x 3.41m max)

Measurements into the bay and the alcove. Papered ceiling, ceiling light, papered walls with picture rail, radiator, PVCu double glazed bay window overlooking the front aspect, fitted carpet, chimney breast with alcoves either side with feature fireplace, wooden mantel, tiled hearth and surround.

## RECEPTION 2 (11' 11" x 7' 11" max) or (3.62m x 2.42m max)

Measurements into the alcove. Papered ceiling, ceiling light, papered walls with picture rail, radiator, chimney breast with alcoves either side with feature fireplace, wooden mantel with marble hearth, surround and gas fire, built in shelving to one of the alcoves and fitted carpet. Square opening leads through to the extension.

## EXTENSION (7' 11" x 6' 8") or (2.42m x 2.03m)

Perspex ceiling, papered walls, PVCu double glazed French doors lead out to the rear decked area with co-ordinating side panels, radiator and fitted carpet.

## L-SHAPED KITCHEN (16' 8" max x 8' 8" max) or (5.09m max x 2.65m max)

Artexed ceiling, two sets of strip lights, artexed walls, PVCu double glazed window overlooking the rear aspect, radiator and tile effect vinyl flooring. A range of wall and base units in solid oak with co-ordinating work surface and matching up stands. Range cooker in cream to remain with overhead extractor hood. Space and plumbing for automatic washing machine and space for tumble dryer. Space and plumbing for dishwasher to remain. One and a half inset sink with drainer and mixer tap. Space for American fridge/freezer to remain. PVCu door with frosted glass pane leading to rear garden.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Papered ceiling, ceiling light, emulsioned walls with dado rail, PVCu frosted double glazed stained glass window overlooking the side aspect and fitted carpet. Four doors lead off.

## BEDROOM 1 (12' 10" max x 11' 3" max) or (3.90m max x 3.44m max)

Measurements into the bay window and inside the wardrobe. Papered ceiling, ceiling light, papered walls with picture rail, radiator, PVCu double glazed bay window overlooking the front aspect, fitted wardrobes to remain and fitted carpet.

## BEDROOM 2 (11' 9" x 10' 10") or (3.59m x 3.30m)

Papered ceiling, ceiling light, emulsioned walls with picture rail, radiator, PVCu double glazed window overlooking the rear of the property, fitted storage cupboard housing the gas fired combination boiler and fitted carpet. Fitted wardrobes to remain.

## BEDROOM 3 (8' 2" x 6' 6") or (2.50m x 1.97m)

Skimmed ceiling, ceiling light, access into attic, emulsioned walls with picture rail, radiator, PVCu double glazed window overlooking the front aspect and fitted carpet.





## FAMILY BATHROOM (8' 8" x 6' 10") or (2.65m x 2.09m)

Skimmed ceiling with inset spot lights, floor to ceiling respatex panelling to the walls, wall mounted chrome heated towel rail, PVCu frosted double glazed window overlooking the rear aspect and tiled flooring. Newly fitted four piece suite in white comprising low level WC, panelled bath, wash hand basin with vanity and a walk in shower cubicle with sliding door and overhead rainfall shower.

## OUTSIDE

Fully enclosed rear garden bounded by panel fencing, area laid to lawn with further areas laid to decking ideal for garden furniture, large storage shed and wooden shed to remain, outside water tap. Gated access to the side of the property leading to driveway.

The front of the property is laid to lawn with mature shrubs and planting along the borders. Off road parking

## NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.

## DIRECTIONS

From Bridgend town centre head towards Ewenny Road, take a left hand turn, follow the road around and the property can be found on the left hand side.

## AUCTIONEERS COMMENTS

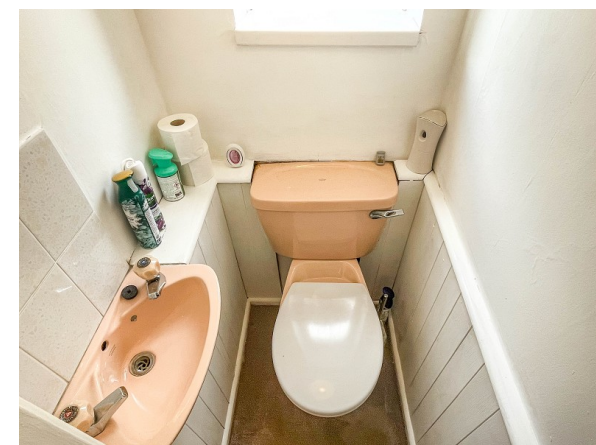
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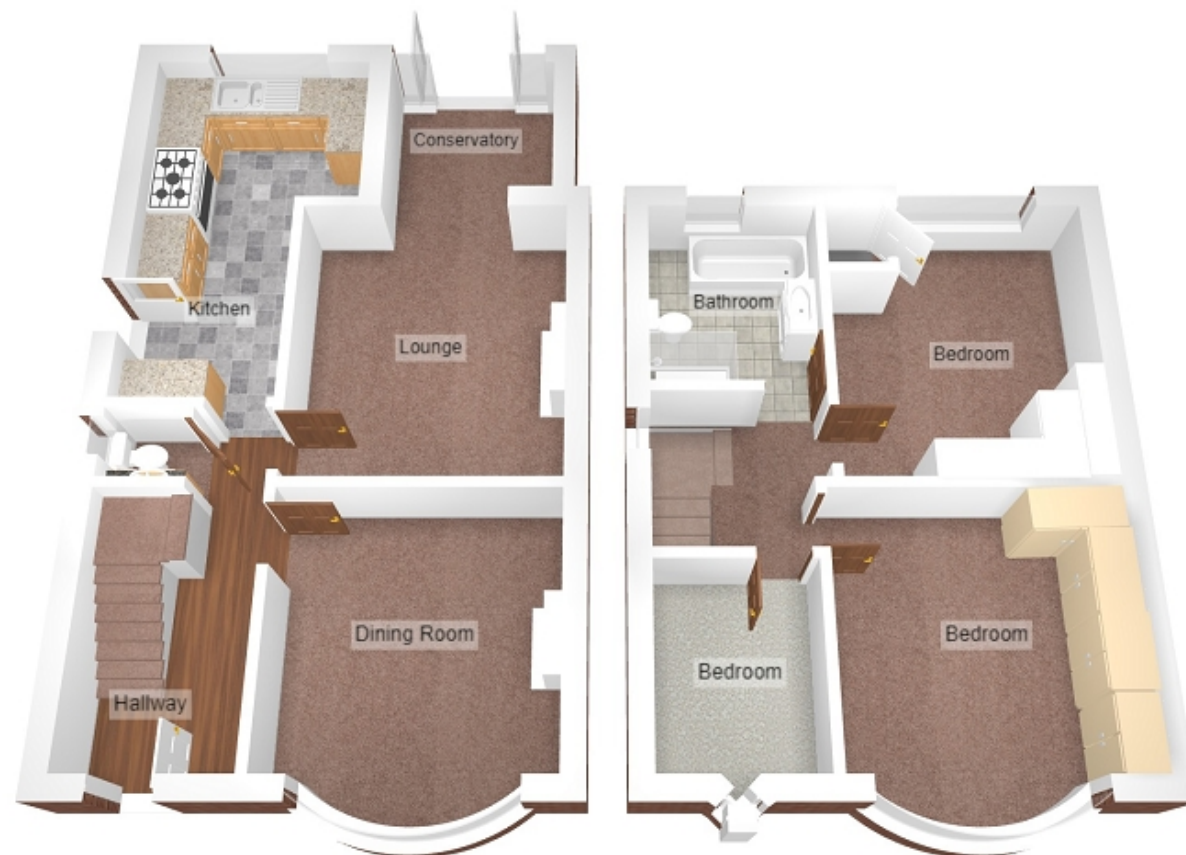


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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