



Caer Hen Eglwys, Cefn Glas, Bridgend
County. CF31 4TH

£175,000

PJC PAYTON
JEWELL
CAINES

Caer Hen Eglwys, Cefn Glas, Bridgend County. CF31 4TH

Three bedroom semi detached house comprising entrance porch, lounge, kitchen, family bathroom, three bedrooms, enclosed rear garden and OFF ROAD PARKING to the front. IDEAL FIRST TIME PURCHASE AND NO ONWARD CHAIN.

£175,000 - Freehold

- Three bedroom semi detached house
- PVCu double glazing
- Combination gas boiler
- Enclosed private rear garden
- Off road parking to the side
- EPC - D / Council tax band -



DESCRIPTION

Introducing this three bedroom semi detached house located within Llangewydd Court and backing onto woodland. The property benefits from two reception rooms, good off road parking and is within easy walking distance of Llangewydd Juniors and Cefn Glas primary schools and Bryntirion secondary school.

IDEAL FIRST TIME PURCHASE. SOLD WITH NO ONWARD CHAIN.

ENTRANCE

Via PVCu double glazed front door into the entrance porch.

ENTRANCE PORCH

Emulsioned ceiling with centre light and ceiling rose, emulsioned walls, skirting and tiled flooring. Radiator and PVCu double glazed window to the front of the property. Double wooden doors leading into the lounge.

LOUNGE (16' 11" x 13' 2") or (5.16m x 4.01m)

Central pendant light, smoke alarm and coving, emulsioned walls, skirting and laminate flooring. Wall mounted radiator and PVCu double glazed window overlooking the front of the property. Electric fire with wooden surround and marble hearth and wooden door leading to the under stairs storage area.

DINING ROOM (8' 5" x 8' 5") or (2.57m x 2.56m)

Centre pendant light and coving, emulsioned walls, skirting and a continuation of the laminate flooring. Radiator and PVCu double glazed doors leading to the rear garden and doorway leading into the kitchen.

KITCHEN (10' 8" x 8' 0") or (3.25m x 2.44m)

Emulsioned ceiling with centre light, emulsioned walls, skirting and laminate flooring in wood effect. A range of wall and base units in light wood effect with complementary roll top work surface. Space for washing machine / tumble dryer and space for dishwasher. Integrated electric oven and four ring gas hob and one and half inset stainless steel sink with chrome mixer tap. PVCu double glazed door with part frosted glass to the rear of the property and PVCu double glazed window overlooking the rear of the property.

LANDING

Via stairs with fitted carpet. Coved ceiling with centre light and smoke alarm and access into the loft. Emulsioned walls, skirting and a continuation of the fitted carpet. Large PVCu double glazed window overlooking the side of the property. Airing cupboard housing the boiler.

FAMILY BATHROOM (5' 5" x 4' 11") or (1.66m x 1.51m)

Centre light, half tiled walls with aqua panels around the bath and laminate flooring in wood effect. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. and bath with overhead shower mixer tap and bi-fold screen. Radiator and frosted PVCu double glazed window overlooking the rear of the property.

BEDROOM 1 (11' 11" max x 10' 8" max) or (3.63m max x 3.25m max)

Coved ceiling with centre light, emulsioned walls, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the front of the property. Large opening for fitted storage.



BEDROOM 2 (10' 9" x 8' 6") or (3.27m x 2.60m)

Coved ceiling with centre light and ceiling rose, emulsioned walls with dado rail, skirting and a continuation of the fitted carpet. Radiator and PVCu double glazed window overlooking the rear of the property. Fitted storage with hanging rails.

BEDROOM 3 (8' 4" x 8' 2") or (2.55m x 2.50m)

Coved ceiling with centre pendant light, emulsioned walls with dado rail, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the front of the property. Fitted storage with hanging rails.

OUTSIDE

Enclosed private rear garden, patio area with the remainder of the garden laid to lawn, space for a large shed and concrete path leading to the side gate.

The front garden is laid to lawn, driveway with parking for 2/3 vehicles and gate leading to the rear garden.



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	65	
(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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