



Heol-y-bardd, Bridgend, Bridgend County.  
CF31 4SS

£240,000

**PCJ** PAYTON  
JEWELL  
CAINES

## Heol-y-bardd, Bridgend, Bridgend County. CF31 4SS

Three bedroom semi detached house comprising entrance hall, lounge/diner, downstairs w.c. kitchen, three bedrooms, family shower room, single GARAGE and OFF ROAD PARKING. Enclosed front and rear gardens. Ideal location for walking distance to Bridgend town centre. Viewing recommended.

**£240,000 - Freehold**

- Beautifully presented three bedroom semi detached house
- Easy walking distance of Bridgend town centre
- Contemporary modern decor throughout
- Modern fitted kitchen with integral appliances
- Modern fitted bathroom with downstairs w.c.
- Single garage with driveway parking
- Ideal first time purchase, EPC - D / Council tax - D



## DESCRIPTION

Introducing this beautifully presented and contemporary three bedroom semi detached house located within a sought after area, within easy walking distance of Bridgend town centre, Newbridge Fields and Broadlands. The property benefits from a modern fitted kitchen and shower room, downstairs w.c. single garage and good off road parking. Viewing is highly recommended.

## ENTRANCE

Via part frosted glazed composite front door with frosted glazed panel to the side into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and porcelain tiled flooring. Under stairs storage housing a Worcester gas fired combination boiler.

## DOWNSTAIRS W.C.

Frosted glazed PVCu window to the side, emulsioned ceiling with recessed LED spot lights, half emulsioned / half ceramic tiled walls, skirting and porcelain tiled flooring. Two piece suite comprising w.c. and wall mounted wash hand basin with chrome mixer tap.

## OPEN PLAN LOUNGE/DINER (19' 8" x 11' 6") or (6.00m x 3.50m)

Overlooking the front and the rear with dual aspect natural light via PVCu double glazed window both with fitted vertical blinds and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet.

## KITCHEN (9' 10" x 10' 6") or (3.00m x 3.20m)

Overlooking the rear garden via PVCu double glazed window and PVCu double glazed door, the kitchen is finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the porcelain tiled flooring. A range of low level and wall mounted kitchen units in shaker style grey with chrome handles and complementary marble effect high gloss work top with ceramic tiles to the splash back. Inset one and half basin sink with swan neck mixer tap and incinerator. Integrated electric oven with four gas ring hob and overhead extractor hood. Integral fridge/freezer, slim line dishwasher and washer/dryer.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and PVCu double glazed window to the front with a fitted venetian blind, emulsioned ceiling with LED spot lights, emulsioned walls, skirting and fitted carpet. Feature light pendant to remain.

## BEDROOM 1 (12' 2" x 10' 4") or (3.70m x 3.15m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling with central pendant, emulsioned walls with one feature papered wall, skirting and fitted carpet.

## BEDROOM 2 (12' 2" x 9' 2") or (3.70m x 2.80m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet.



### **BEDROOM 3 (10' 4" x 7' 1") or (3.15m x 2.15m)**

Overlooking the rear garden via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

### **SHOWER ROOM**

PVCu frosted glazed window to the side, central light fitting, emulsioned ceiling, part emulsioned/part ceramic tiled walls and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and corner shower cubicle with fully glazed doors housing a plumbed shower with rainwater head and hand attachment.

### **OUTSIDE**

Enclosed tiered rear garden laid to patio with steps leading down to an area of lawn with mature trees and shrubs.

Garage to the side with driveway parking for three cars.


Enclosed front garden laid to artificial lawn.

### **NOTE**

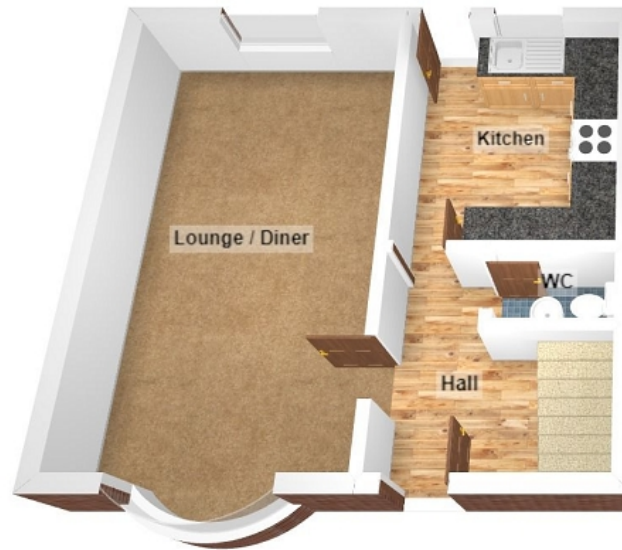
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)