

Payton  
Jewell  
Caines



Protheroe Avenue, Pen-y-fai, Bridgend  
County. CF31 4LU

£220,000





## Protheroe Avenue, Pen-y-fai, Bridgend County. CF31 4LU

Traditional three bedroom end of terrace house comprising entrance hall, lounge, open plan kitchen diner leading to utility and downstairs WC, three bedrooms, family bathroom, ENCLOSED REAR and FRONT GARDENS, OFF ROAD PARKING to the side and sold with NO ONGOING CHAIN. IDEAL FIRST TIME PURCHASE. Viewing recommended.

**£220,000 - Freehold**

- Traditional three bedroom end terrace house
- Well presented throughout
- Gas fired combination boiler/ EPC - C , Council tax band -
- Utility room and downstairs WC
- Walking distance of Pen Y Fai Primary School
- Off road parking to the side/ No ongoing chain



## DESCRIPTION

Introducing this well presented and maintained traditional three bedroom end of terrace house located within the centre of the sought after village of Pen Y Fai within easy walking distance of Pen Y Fai Primary School, the local Pheasant pub and church.

The property benefits from a good sized enclosed rear garden, extension comprising utility room and WC, off road parking, a modern fitted bathroom and is sold with no onward chain. There may be potential to extend further to the side (subject to appropriate planning consents). Viewing is recommended.

## ENTRANCE

Via part frosted glazed PVCu front door with a part frosted glazed side panel into the entrance hall finished with emulsioned and coved ceiling, emulsioned walls, skirting and a wood effect floor. Storage cupboard housing electric meter. Stairs to the first floor. Door way through to lounge.

## LOUNGE (18' 1" x 10' 6") or (5.50m x 3.20m)

Benefiting from dual aspect natural light via PVCu double glazed windows to the front and to the rear, central light fitting, papered and coved ceiling, curtain poles and curtains to remain, emulsioned walls, feature aesthetic only fireplace with slate hearth and solid oak mantel (chimney in tact so could be opened up) skirting and wood effect laminate floor.

## RECEPTION 2/DINING ROOM (14' 1" x 10' 2") or (4.30m x 3.10m)

Benefiting from dual aspect natural light via a PVCu double glazed window to the side and to the rear, part frosted glazed PVCu door leading out to the utility space, papered and coved ceiling, emulsioned walls, skirting and a wood effect laminate floor. Under stair storage cupboard. Square arch through to the kitchen.

## KITCHEN (7' 3" x 6' 7") or (2.20m x 2.00m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, central light fitting, emulsioned walls and a continuation of the laminate floor. A range of low level and wall mounted kitchen units in an oak finish with brushed chrome handles and a complementary roll top work surface. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor. Space for under counter dishwasher.

## REAR LOBBY

Frosted glazed PVCu door leading to the front of the property and two aspects of floor to ceiling frosted PVCu glazed panels, frosted glazed PVCu door leading through to utility room.

## UTILITY

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and laminate floor. A range of low level and wall mounted kitchen units with brushed chrome handles and a complementary roll top work surface with splash back plinth. Inset sink with mixer tap and drainer. Plumbing for automatic washing machine, space for tumble drier and space for under counter fridge or freezer. PVCu double glazed window overlooking the rear patio and a PVCu double glazed door leading out to the rear garden. Door leading to downstairs WC.





## DOWNSTAIRS W.C.

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the laminate floor. Two piece suite comprising WC and corner wall mounted wash hand basin with chrome mixer tap and ceramic tiles to the splash back.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the rear, curtain pole and curtains to remain, fitted storage cupboard housing a wall mounted gas fired combination boiler, skirting and fitted carpet.

## FAMILY BATHROOM

PVCu clad ceiling with recessed LED spot lights, full height ceramic tiles to the wall, wall mounted heated chrome towel rail and a LVT floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and drawer storage below, P shaped bath with a chrome mixer tap, over bath plumbed shower with hand attachment and rainwater head.

## BEDROOM 1 (11' 10" x 10' 10") or (3.60m x 3.30m)

Overlooking the front via PVCu double glazed window with a fitted roller blind, curtain pole and curtain to remain, emulsioned and coved ceiling, emulsioned walls, fitted storage cupboard with double hanging rail, skirting and a laminate floor.

## BEDROOM 2 (9' 10" x 8' 10") or (3.00m x 2.70m)

Overlooking the front via PVCu double glazed window with curtain pole and curtains to remain, emulsioned and coved ceiling, emulsioned walls, over stair storage cupboard with hanging rail, skirting and fitted carpet.

## BEDROOM 3 (8' 6" x 6' 7") or (2.60m x 2.00m)

Overlooking the side via PVCu double glazed window with fitted Venetian blind, emulsioned and coved ceiling, emulsioned walls, fitted storage cupboard with a hanging rail, skirting and a laminate floor.

## OUTSIDE

Enclosed rear garden laid to patio and lawn with a traditional washing line. Pathway leading to a raised area of chipped stone. Side return laid to patio with raised beds with mature shrubs.


Enclosed low maintenance front garden laid to Cotswold stone and chipped bark. Pathway leading to front door and a side driveway.

## 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>	69	
(55-68) <b>D</b>		
(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.



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