

Payton
Jewell
Caines



Crown Road, Kenfig Hill, Bridgend County.
CF33 6EN

Offers In Excess Of
£243,000

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JEWELL
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Three bedroom detached bungalow offering good sized accommodation, comprising lounge, open plan kitchen/diner, EN SUITE to master bedroom, family bathroom, private rear garden, large GARAGE and OFF ROAD PARKING. Viewing highly recommended.

Offers In Excess Of £243,000

- Three bedroom detached bungalow newly built in 2019
- Immaculately presented throughout
- En suite to master bedroom
- Enclosed rear garden
- Off road parking and garage
- EPC - B / Council tax - C



DESCRIPTION

Introducing this newly built modern and deceptively spacious detached three bedroom bungalow situated within the village location of Kenfig Hill, close to rural settings with nature walks and cycle paths. Conveniently positioned for local village shops and schools and a short drive to the M4 corridor at junction 37. Early viewing highly recommended to fully appreciate all this modern bungalow has to offer.

ENTRANCE

Via part frosted glazed PVCu front door into the lounge.

LOUNGE (20' 6" max x 10' 8" max) or (6.25m max x 3.26m max)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator and vertical radiator, large PVCu double glazed window overlooking the front of the property, skirting and light grey effect laminate flooring. Double doors lead through to kitchen/diner. Door to inner hallway.

KITCHEN/DINER (13' 11" max x 9' 8" max) or (4.24m max x 2.95m max)

Skimmed and coved ceiling with sunken spot lights, smoke alarm, emulsioned walls with tiling to splash back areas, large PVCu double glazed window overlooking the front of the property, PVCu double glazed French doors leading to the side of the property, vertical radiator, skirting and a continuation of the laminate flooring. A range of wall and base units in a gloss grey with complementary square edge grey work surface. One and a half inset stainless steel sink with chrome mixer tap. Integrated dishwasher, electric oven with four ring electric hob and chrome extractor hood with glass splash back. Space for freestanding American style fridge/freezer. Space for dining room table.

INNER HALLWAY (9' 9" max x 4' 6" max) or (2.96m max x 1.38m max)

Skimmed and coved ceiling with sunken spot light, smoke alarm, emulsioned walls, skirting and a continuation of the laminate flooring. Doors leading to three bedrooms and family bathroom. Storage cupboard housing washer/tumble dryer and shelving.

BEDROOM 1 (13' 2" x 9' 4") or (4.02m x 2.84m)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, large PVCu double glazed window overlooking the rear of the property, skirting and laminate flooring. Door to ensuite.

EN SUITE (8' 0" x 3' 4") or (2.45m x 1.02m)

Skimmed and coved ceiling with sunken spot lights, extractor fan, chrome towel radiator, frosted PVCu double glazed window overlooking the side of the property, floor to ceiling tiled walls and tiled floor. Three piece suite comprising low level WC set within vanity, sink with within vanity unit with chrome mixer tap and walk in shower with overhead chrome shower and sliding glass screen.

BEDROOM 2 (11' 1" x 9' 4") or (3.38m x 2.85m)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed French doors leading to rear garden, skirting and laminate flooring.

BEDROOM 3 (7' 3" x 7' 1") or (2.22m x 2.15m)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and laminate flooring.



FAMILY BATHROOM (7' 5" x 5' 9") or (2.26m x 1.76m)

Skimmed ceiling with sunken spot lights, extractor fan, chrome towel rail radiator, frosted PVCu double glazed window overlooking the side of the property, emulsioned walls with three quarter height tiled walls and tiled floor. Three piece suite comprising low level WC set within vanity unit, sink set within vanity unit with ceramic bowl and chrome mixer tap, bath with chrome mixer tap and hand held shower.

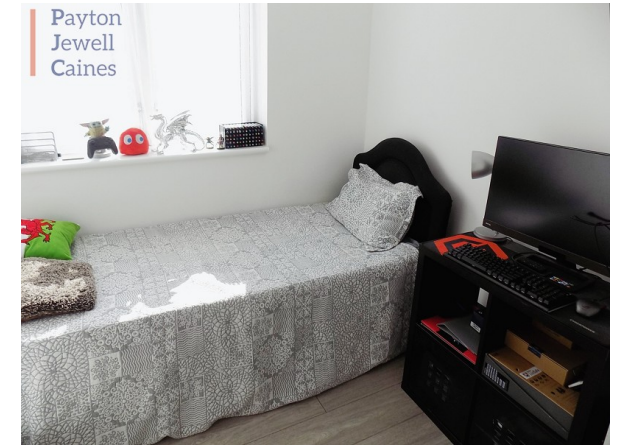
OUTSIDE

Enclosed rear garden with a decked area, decorative stones, pathway leading to side gate. Courtesy door to garage.


Off road parking for two vehicles to the front of the property leading to the garage. Block paved pathway leading to the side of the property, area for bistro dining set.

GARAGE

Courtesy door to garden. Power and light installed. Electric up and over door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(69-80) C		
(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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