

Payton
Jewell
Caines



Llys Tre Dwr, Waterton, Bridgend, Bridgend
County. CF31 3BH

£239,995

PJC PAYTON
JEWELL
CAINES

Llys Tre Dwr, Waterton, Bridgend, Bridgend County. CF31 3BH

Three bedroom DETACHED house comprising entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner, three bedrooms with ENSUITE to master, family bathroom, enclosed private rear garden and OFF ROAD PARKING for two vehicles. Early viewing highly recommended.

£239,995 - Freehold

- Three bedroom detached house
- Immaculately presented throughout
- Downstairs WC/ EPC - B , Council tax band - D
- Ensuite to master bedroom
- Off road parking for two vehicles
- Enclosed private rear garden



DESCRIPTION

Introducing this well presented modern three bedroom detached home conveniently positioned for superstores, good road access to Bridgend town centre and excellent M4 connections for commuting. The property benefits from off road parking for two vehicles, private enclosed rear garden, ensuite to master bedroom and downstairs WC. Viewing is highly recommended to fully appreciate this family home.

ENTRANCE

Via part frosted glazed front door into entrance hall finished skimmed ceiling, centre pendant light, smoke detector, emulsioned walls, radiator, skirting and wood effect lino flooring. Stairs leading to first floor. Door to kitchen/diner and lounge. Under stairs storage cupboard with hanging rail and shelving.

KITCHEN (11' 9" max x 10' 0" max) or (3.58m max x 3.04m max)

Skimmed ceiling, extractor fan, centre spot light, emulsioned walls with tiling to splash back areas, radiator, large PVCu double glazed window overlooking the front of the property, skirting and lino flooring. A range of wall and base units in a gloss cream with complementary roll top work surface. One and a half inset stainless steel sink with chrome mixer tap. Integrated electric oven with four ring gas hob and chrome extractor hood. Space for freestanding fridge/freezer, space for washing machine and space for tumble dryer. Cupboard housing gas combination boiler. Space for dining room table and chairs.

DOWNSTAIRS CLOAKROOM (6' 2" max x 3' 5" max) or (1.88m max x 1.05m max)

Skimmed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, radiator, skirting and lino flooring. Two piece suite comprising low level WC and pedestal wash hand basin with chrome taps.

LOUNGE (15' 5" x 11' 6") or (4.70m x 3.51m)

Skimmed ceiling with two centre lights, papered walls, French doors leading to rear garden with side glazed panels, skirting and fitted carpet.

FIRST FLOOR LANDING

Via stairs with fitted carpet and spindle balustrade. Skimmed ceiling, centre pendant light, access to attic, smoke detector, emulsioned walls, radiator, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

BEDROOM 1 (15' 2" max x 8' 4" max) or (4.63m max x 2.55m max)

Skimmed ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet. Double doors to built in storage with hanging rail and shelving. Door to ensuite.

EN SUITE (6' 5" x 4' 8") or (1.96m x 1.41m)

Skimmed ceiling, centre light, extractor fan, part emulsioned/part tiled walls, radiator, skirting and tile effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and large walk in shower tray with sliding glass screen and overhead chrome mixer shower.

BEDROOM 2 (11' 9" x 6' 10") or (3.57m x 2.09m)

Skimmed ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet.



BEDROOM 3 (9' 9" x 8' 4") or (2.97m x 2.55m)

Skimmed ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Door to built in storage with hanging rail and shelving.

FAMILY BATHROOM (6' 10" x 6' 3") or (2.08m x 1.90m)

Skimmed ceiling, centre light, extractor fan, part emulsioned/part tiled walls, frosted PVCu double glazed window overlooking the front of the property, radiator, skirting and tile effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and bath with chrome taps.

OUTSIDE

Enclosed private rear garden with paved patio ideal for garden furniture, laid to artificial lawn with decorative stone border and path leading to a shed. Outside tap. Side gate leading to the front of the property.


Off road parking to the front of the property for two vehicles. Pathway leading to front door with decorative stone border.

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+) A		95
(81-91) B	83	
(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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