

Payton  
Jewell  
Caines



Picton Gardens, Bridgend, Bridgend  
County. CF31 3HJ

Offers Over  
£240,000





## Picton Gardens, Bridgend, Bridgend County. CF31 3HJ

Three bedroom DETACHED house comprising entrance hall, lounge/diner, kitchen, bathroom, three bedrooms with ENSUITE to master bedroom, enclosed rear garden and OFF ROAD PARKING. Early viewing highly recommended. CUL DE SAC LOCATION. NO ONWARD CHAIN.

### Offers Over £240,000 - Freehold

- Three bedroom detached house
- Open plan lounge/diner
- Ensuite to master bedroom
- Enclosed rear garden and driveway parking
- BRAND NEW FITTED KITCHEN
- Cul de sac location/ EPC -E , Council tax band - D
- NO ONWARD CHAIN



## DESCRIPTION

Introducing this three bedroom detached house situated within a residential development within the outskirts of Bridgend and benefiting from excellent links to the M4 corridor and the A48. Within walking distance of shops and other facilities / amenities and Oldcastle Primary and Brynteg Secondary schools. Early viewing highly recommended.

The property has recently had a new kitchen and carpets and would be an ideal first time purchase.

NO ONWARD CHAIN.

## ENTRANCE

Via front door into entrance hall finished with coved ceiling with central light fitting, mains powered smoke alarm, radiator, fitted carpet. Staircase to first floor. Door into reception room.

## LOUNGE/DINER (28' 11" max x 12' 2" max) or (8.82m max x 3.70m max)

Narrowing to 2.30m. Benefiting from dual aspect natural light via leaded double glazed timber frame bay window to front and double glazed patio doors to rear garden. Textured and coved ceiling, emulsioned walls, fireplace with wooden surround and new fitted carpet.

## KITCHEN (10' 9" x 7' 10") or (3.28m x 2.38m)

Overlooking the rear via double glazed timber framed window, emulsioned walls with tiling to splash back areas and wood effect laminate flooring. A range of wall and base units in shaker style cream with complementary work surface, one and half basin sink with chrome mixer tap, integrated oven with electric hob and extractor hood. Plumbing for washing machine and space for fridge / freezer.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and spindle balustrade. Access to loft, double glazed timber frame window to side of property.

## BEDROOM 1 (12' 10" x 8' 11") or (3.90m x 2.71m)

Overlooking the front of the property via timber frame double glazed window, textured ceiling, emulsioned walls, radiator and fitted carpet.

## EN SUITE (8' 10" x 2' 7") or (2.70m x 0.80m)

Timber frame double glazed window to the side of the property, extractor fan, radiator and wood effect vinyl flooring. Three piece suite comprising WC, pedestal wash hand basin and tiled shower cubicle with mixer shower tap and shower curtain.

## BEDROOM 2 (10' 2" x 8' 10") or (3.11m x 2.70m)

Overlooking the rear of the property via timber frame double glazed window and finished with textured ceiling, emulsioned walls radiator and fitted carpet.

## BEDROOM 3 (8' 1" x 6' 6") or (2.47m x 1.98m)

Overlooking the front of the property via timber frame double glazed window and finished with textured ceiling, emulsioned walls, radiator and fitted carpet. Fitted storage cupboard housing the water tank.





## BATHROOM (6' 9" x 6' 7") or (2.07m x 2.0m)

Overlooking the rear of the property via timber frame frosted double glazed window and finished with part emulsioned/part tiled walls and wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and hand shower attachment.

## OUTSIDE

Enclosed rear garden laid to lawn and patio to the side of the property.


The front is open plan and is laid to lawn with mature tree. Off road parking for three vehicles. Gated access to the side and rear garden at the side of the property.

## 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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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