

Payton
Jewell
Caines



Green Meadow, Cefn Cribwr, Bridgend .
CF32 0BJ

£150,000

 PAYTON
JEWELL
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Three bedroom semi detached house comprising entrance porch, entrance hall, TWO RECEPTION ROOMS, kitchen, three bedrooms, family bathroom, enclosed front and rear gardens. Good off road parking. LEASEHOLD. CASH ONLY! NO ONWARD CHAIN.

£150,000 - Leasehold

- Three bedroom semi detached house
- In need of modernisation / Coal fired central heating
- Generous plot with potential for extension (STPP)
- Two reception rooms / Cul-de-sac location
- Front and rear gardens with generous driveway
- CASH BUYERS ONLY!
- Leasehold / EPC - E / Council tax - C



DESCRIPTION

Introducing this traditional three bedroom semi detached house situated within a popular cul-de-sac in the village of Cefn Cribbwr. The property occupies a good size plot with potential to extend subject to necessary planning consent. The property is in need of modernisation and is held leasehold with 58 years remaining, therefore we recommended cash buyers only. Sold with no onward chain.

ENTRANCE PORCH

Via part frosted glazed PVCu front door into the entrance porch finished with emulsioned and coved ceiling, emulsioned walls with a half height feature dado rail and paper below, PVCu frosted glazed window to the front with a fitted Venetian blind and ceramic tiled flooring. Internal timber glazed door with side glazed panel into the entrance hall.

ENTRANCE HALL

Coved ceiling, emulsioned walls with a half height feature dado rail and paper below, skirting and a wood effect laminate floor. Stairs to first floor. Under stair storage cupboard. Door through to the lounge.

LOUNGE (10' 6" x 13' 1") or (3.20m x 4.0m)

Overlooking the front of the property via PVCu double glazed window and finished with central light pendant with ceiling rose, coved ceiling, emulsioned walls and matching wall light. Feature coal fire housing the back boiler with feature stone work and hearth. Skirting, fitted carpet and sliding door through to dining room.

DINING ROOM (10' 10" x 8' 2") or (3.30m x 2.50m)

Overlooking the rear garden via PVCu double glazed sliding patio doors and finished with central light pendant, coved ceiling, emulsioned walls, serving hatch through to kitchen, skirting and fitted carpet.

KITCHEN (10' 4" x 8' 4") or (3.15m x 2.55m)

Dual aspect natural light via PVCu double glazed window overlooking the rear garden with a fitted roller blind and a frosted glazed PVCu door leading out to the side driveway, central spot lights, emulsioned walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units in a wood finish with a complementary roll top work surface and ceramic tiles to all splash back areas, serving hatch through to the dining room. Inset sink with drainer and space for electric cooker. Plumbing for automatic washing machine and space for fridge/freezer.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, coved ceiling, emulsioned walls with a half height feature dado rail with paper below, PVCu double glazed window overlooking the side, fitted storage cupboard housing hot water tank with additional shelving, skirting and fitted carpet.

BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind, central light fitting, emulsioned walls with half height ceramic tiles, wall mounted heated chrome towel rail and wood effect floor. Three piece suite in white comprising WC, wash hand basin and bath with over bath electric shower and side glazed shower screen.



BEDROOM 1 (13' 1" x 8' 2") or (4.00m x 2.50m)

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

BEDROOM 2 (10' 10" x 8' 6") or (3.30m x 2.60m)

Measurements to the face of the fitted wardrobes. Overlooking the rear garden via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes.

BEDROOM 3 (6' 7" x 8' 2") or (2.00m x 2.50m)

L-shaped room overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Bulk head above the stairs housing fitted storage with shelving and wall to wall, floor to ceiling fitted wardrobes.

OUTSIDE

Enclosed rear garden laid to lawn and patio with mature trees and shrubs and a glasshouse. Side driveway which is a double width driveway laid to concrete and feature stonework. External storage.

Enclosed front garden laid to lawn with mature shrubs.

NOTE


We have been advised by the vendor that the leasehold is as follows;

58 years remaining.

Ground rent £30 annually.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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