

Payton
Jewell
Caines



Angelton Green, Pen-y-fai, Bridgend
County. CF31 4LQ

£285,000



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Three bedroom DETACHED house comprising entrance hall, lounge, DOWNSTAIRS WC, dining, kitchen, STUDY, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING. Early viewing highly recommended.

£285,000

- Extended three bedroom detached house
- Downstairs WC / Garage
- Lounge with separate dining/utility room
- Contemporary kitchen / diner to the rear
- Enclosed rear garden/ Off road parking for four vehicles
- EPC - C, Council tax band -



DESCRIPTION

Introducing this three bedroom detached house situated within the village of Pen-y-fai located approximately one mile from the centre of Bridgend offering convenient access to the mainline train station with direct links to Cardiff, Swansea and further afield, as well as the bus station. The M4 junction 36 is within a few minutes drive as well as ample retail facilities at McArthur Glen. VIEWING COMES HIGHLY RECOMMENDED on this delightful family home. The property benefits from downstairs WC, lounge with separate dining/utility, study, enclosed rear garden and off road parking for four vehicles.

ENTRANCE

Via part frosted glazed composite front door into entrance hall finished with textured ceiling, emulsioned walls, radiator, skirting and wood effect floor.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with a fitted Roman blind, textured ceiling, part emulsioned/part tiled walls and ceramic tiled flooring. Two piece suite in white comprising WC and wash hand basin with chrome mixer tap and storage below.

LOUNGE (16' 9" x 11' 10") or (5.10m x 3.60m)

Overlooking the front of the property via PVCu double glazed window with a fitted roller blind and finished with a textured and coved ceiling, central light fitting, emulsioned walls, skirting and fitted carpet. Feature media wall with a recess to house a 70 inch flat screen TV and a built in feature electric log effect fire with slate effect slip tile finish. Stairs to the first floor. Door into utility/dining.

UTILITY/DINING (10' 8" x 8' 8") or (3.25m x 2.65m)

Central spot lights to remain, emulsioned ceiling and walls, skirting and ceramic tiled floor. Ample space for dining table and chairs. Fitted storage cupboard housing a gas fired combination boiler. Door through into storage/study.

STORAGE/STUDY (7' 7" x 9' 10") or (2.30m x 3.0m)

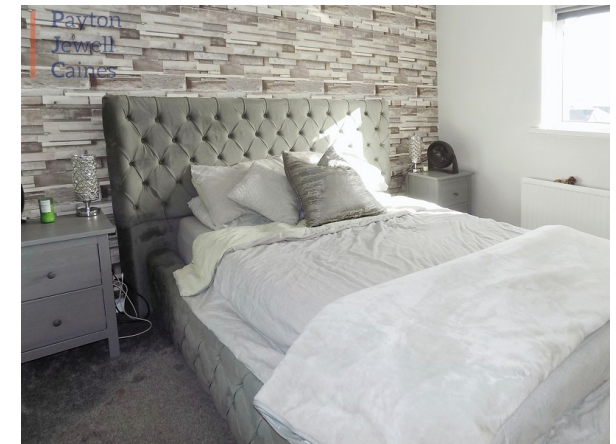
Textured and coved ceiling, central light fitting to remain, emulsioned walls, skirting and laminate floor (previous door leading through to kitchen could be opened back up).

KITCHEN (12' 8" x 16' 5") or (3.85m x 5.0m)

Overlooking the rear garden via PVCu double glazed French doors and a PVCu double glazed window, PVCu double glazed ceiling lantern, emulsioned ceiling and walls, modern vertical style radiator, skirting and fitted carpet. Triple light fitting to remain over large central island, recessed LED spot lights and a built in extractor hood. A range of low level and wall mounted kitchen units in high gloss white handle free with a complementary roll top work surface and ceramic tiles to the splash back. Integrated fridge/freezer, oven, microwave, induction hob and dishwasher. Inset sink with chefs tap and drainer. Plumbing for automatic washing machine.

FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage and fitted storage cupboard with shelving.



FAMILY BATHROOM

PVCu frosted glazed window to the rear, textured ceiling, ceiling mounted light fitting to remain, ceramic tiled walls with one feature papered wall, radiator and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with feature mixer tap and storage below, bath with mixer tap and over bath plumbed shower with a side glazed concertina screen.

BEDROOM 1 (12' 6" x 9' 10") or (3.80m x 3.00m)

Overlooking the front of the property via PVCu double glazed window with a fitted roller blind and finished with a textured ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet.

BEDROOM 2 (10' 6" x 10' 2") or (3.20m x 3.10m)

Overlooking the rear garden via PVCu double glazed window and finished with a textured ceiling, emulsioned walls, skirting and fitted carpet. Currently used as a dressing room.

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

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with a textured ceiling, emulsioned walls, radiator, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to Indian Sandstone patio, step up to an area of decking and artificial grass with further decking and rear tier. Side gated access back to the front of the property.


Open aspect front garden laid to chipped stone enclosed by close board fence, concrete driveway to the front with off road parking for two vehicles and a concrete driveway to the side for parking two further vehicles, pathway leading to the front door.

GARAGE

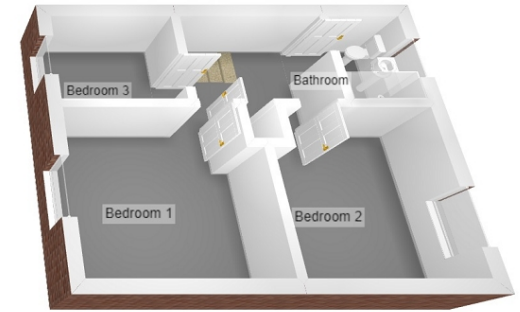
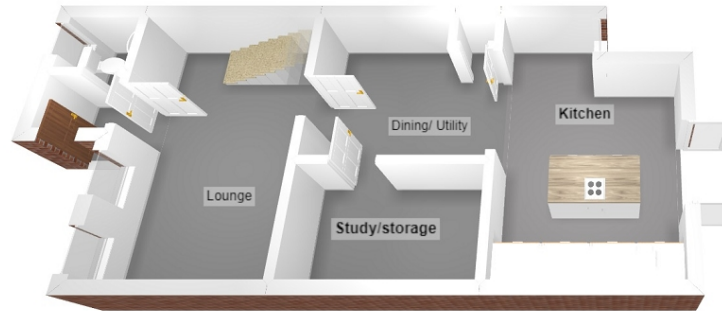
Traditional up and over door housing power and light.



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 73 | |
| (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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