

Payton
Jewell
Caines



Garfield Avenue, Litchard, Bridgend County.
CF31 1QA

£229,950

 PAYTON
JEWELL
CAINES

Garfield Avenue, Litchard, Bridgend County. CF31 1QA

Traditional three bedroom semi detached house comprising entrance hall, downstairs WC, TWO RECEPTION ROOMS, kitchen/breakfast room, three bedrooms, family bathroom, enclosed rear garden with SUMMERHOUSE, open aspect front garden, OFF ROAD PARKING and GARAGE. Must be viewed.

£229,950 - Freehold

- Traditional semi detached house
- Two reception rooms/ log burner
- Good sized single garage/ Off road parking
- Enclosed rear garden with Summerhouse
- Excellent for access to the M4 at junction 36/ Princess of Wales hospital
- EPC- E , Council tax band - C



DESCRIPTION

Introducing this traditional three bedroom semi detached house located within easy proximity of the M4 at junction 36, McArthur Glen retail outlet and the Princess of Wales hospital. The property benefits from two reception rooms, downstairs WC, garage, enclosed rear garden with summer house and off road parking. Early viewing highly recommended to fully appreciate.

ENTRANCE

Via the side of the property through a part glazed composite front door into the entrance hall finished with tiled ceiling, emulsions walls with a half height feature dado rail, skirting and a laminate floor. Courtesy door to single garage. Part frosted glazed PVCu door into the inner hallway.

DOWNSTAIRS W.C.

Papered walls, radiator and laminate flooring. Two piece suite comprising low level WC and wall mounted wash hand basin.

INNER HALLWAY

Emulsions walls, skirting and fitted carpet. Stairs leading to the first floor. Doors into the lounge and dining room.

L-SHAPED LOUNGE (15' 3" x 12' 2") or (4.65m x 3.70m)

Overlooking the front of the property via PVCu double glazed window and finished with central light pendant, coved ceiling, papered walls, skirting and wood effect laminate flooring. Feature fireplace housing a recessed log burner with a granite hearth.

RECEPTION 2 (10' 6" x 12' 2") or (3.20m x 3.70m)

Coved ceiling, papered walls with one feature mural wall, single glazed wooden framed leaded effect panel leading to kitchen, skirting and fitted carpet.

OPEN PLAN KITCHEN/BREAKFAST ROOM (15' 7" x 7' 3") or (4.75m x 2.20m)

Overlooking the rear garden via PVCu double glazed French doors and PVCu double glazed window finished with sloping wooden tongue and groove ceiling, double glazed skylight, two matching spot lights, papered walls, skirting and a tiled effect vinyl floor. A range of low level and wall mounted kitchen units in high gloss white with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with chefs tap and drainer. Integrated electric oven with ceramic hob and overhead extractor hood. Integrated wine cooler. Breakfast bar. Under counter integrated fridge.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window overlooking the rear. Access to loft storage.

BATHROOM

PVCu frosted glazed window to the side with a fitted roller blind, central light fitting, full height ceramic tiled walls and a vinyl floor covering. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and a corner bath with chrome mixer tap and over bath electric shower.



BEDROOM 1 (9' 2" x 12' 6") or (2.80m x 3.80m)

Overlooking the front of the property via PVCu double glazed window and finished with a coved ceiling, papered walls, skirting and fitted carpet.

BEDROOM 2 (10' 4" x 6' 11") or (3.15m x 2.10m)

Overlooking the rear via PVCu double glazed window and finished with coved ceiling, papered walls, skirting and fitted carpet.

BEDROOM 3 (9' 10" x 5' 11") or (3.00m x 1.80m)

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

OUTSIDE

Enclosed rear garden laid to Indian sandstone patio with a step up to an area of artificial grass and a rear summerhouse. The summerhouse is currently used as an outside bar/sitting area.

Open aspect front garden laid to lawn and driveway to the side.


GARAGE

Storage to the eaves. Courtesy door to hall. PVCu double glazed window to the front and to the rear, plumbing for washing machine, wall mounted Baxi gas combination boiler, part glazed timber door leading out to the rear of the property and traditional up and over garage door.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk