

Payton
Jewell
Caines



Maes Y Rhedyn, Cefn Glas, Bridgend. CF31
4FD

£285,000



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Well presented modern four bedroom detached house comprising entrance hall, downstairs w.c. open plan kitchen/diner with integrated kitchen appliances, utility, family bathroom, EN SUITE to bedroom one, single GARAGE, enclosed rear garden and driveway parking. Viewing recommended.

£285,000 - Freehold

- A modern four bedroom detached house
- NO ONGOING CHAIN
- Open plan kitchen/diner, Council tax - E
- Situated off a shared driveway, EPC- B
- Utility room / downstairs w.c. / en suite to bedroom one
- Detached single garage with off road parking
- Beautifully presented and contemporary decor



DESCRIPTION

Introducing this modern four bedroom detached house situated off a shared driveway with an enclosed private rear garden, single garage, driveway parking, gas fired combination boiler and contemporary decor throughout. The property is located within the area of LLangewydd Court which is within easy walking distance of local Primary and Comprehensive schools and within a five minute car ride to the centre of Bridgend giving access to the Bridgend mainline train station and retail and food outlets. Viewing is highly recommended.

ENTRANCE

Via part frosted and glazed composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with matching spot lights to remain, ceiling mounted hard wired smoke detector and fire suppression system. Emulsioned walls, skirting, wood effect flooring and PVCu double glazed window to the side of the property. Radiator with radiator cover to remain.

DOWNSTAIRS W.C.

Central light fitting, half emulsioned / half ceramic tiled walls, a continuation of the wood effect flooring, radiator and shelves. Wall mounted extractor and additional storage cupboard. Two piece suite in white comprising w.c. and corner wash hand basin with chrome mixer tap.

LOUNGE (15' 5" x 11' 2") or (4.70m x 3.40m)

Overlooking the front via PVCu double glazed window with a fitted day / night roller blind and finished with emulsioned ceiling and walls with high level feature picture rail, skirting and wood effect flooring. Feature media wall with built in shelving, half tiled which can house an electric fire. Space and recess for flat screen LED TV and space for sky or equivalent box. Door through to the open plan kitchen/diner.

KITCHEN/DINER (19' 4" x 9' 10") or (5.90m x 3.00m)

Overlooking the rear garden via PVCu double glazed French doors with side glazed panels and windows and a further PVCu double glazed window. The dining area is finished with emulsioned ceiling and walls, skirting, wood effect flooring, half height painted wood panelling and wall mounted shelving and central light pendant to remain.

The kitchen is finished with a range of low level and wall mounted kitchen units in ivory with a complementary roll top work surface with splash back plinth and additional splash back ceramic tiles. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with four gas ring hob and overhead extractor hood. Integrated refuse, dishwasher, fridge/freezer and wall mounted gas fire combination boiler and central spot lights to remain. Door leading into the utility.

UTILITY

PVCu double glazed window to the side, ceiling mounted extractor, emulsioned ceiling and walls, skirting and wood effect flooring. Roll top work surface with splash back plinth with under counter plumbing for automatic washing machine and space for tumble.



LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window on the half landing. Emulsioned ceiling with loft access, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard.

BEDROOM 1 (10' 2" x 10' 10") or (3.10m x 3.30m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Wall mounted shelving unit, handy recess for additional furniture and access to the en suite shower room.

EN-SUITE SHOWER ROOM

Ceiling mounted extractor, central light fitting, emulsioned ceiling and walls, skirting and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and large walk in shower with a sliding glazed door housing a wall mounted electric shower with ceramic tiles to the splash backs. Wall mounted heated chrome towel rail.

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

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

BEDROOM 3 (9' 10" x 8' 6") or (3.00m x 2.60m)

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

BEDROOM 4 (9' 0" x 6' 11") or (2.75m x 2.10m)

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

FAMILY BATHROOM


PVCu frosted glazed window to the side, central light fitting, emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting and vinyl flooring, Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath plumbed shower with ceramic tiles to all splash backs and side glazed shower screen. Radiator and wall mounted bathroom cabinet and wall mounted wooden shower tidy.

OUTSIDE

Enclosed rear garden laid to two tiers, top tier is tiled with steps down to an area of artificial grass. Gated access to the side tarmac driveway for parking 2 cars. Detached single garage with up and over door.



Floorplan & EPC

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