

Payton
Jewell
Caines



Plorin Road, North Cornelly, Bridgend
County. CF33 4PZ

£185,000



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CAINES

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Four bedroom end of terrace town house comprising entrance hall, kitchen/diner, w.c. and reception two to the ground floor. First floor - lounge, bedroom one and EN SUITE. Second floor - three bedrooms and family bathroom. Enclosed rear garden and two dedicated car parking spaces. NO ONWARD CHAIN.

£185,000 - Freehold

- Four bedroom end of terrace town house
- Two reception rooms
- Open plan kitchen/diner
- Enclosed rear garden
- Two dedicated car spaces
- No onward chain / FREEHOLD
- EPC - C / Council tax - D



DESCRIPTION

Introducing this modern four bedroom end of terrace town house situated within a modern development in North Cornelly. The property benefits from a gas fired combination boiler, two dedicated car parking spaces to the rear, two reception rooms, open plan kitchen/diner and en suite bedroom one. The property is situated within easy access to J37 of the M4 as well as local amenities and schools. Ideal first time purchase. NO ONWARD CHAIN.

ENTRANCE

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

ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, skirting and wood effect vinyl flooring.

DOWNSTAIRS W.C.

Emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting and wood effect vinyl flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap. Ceramic tiles to the splash back areas and radiator.

RECEPTION 2 (9' 10" x 9' 10") or (3.00m x 3.00m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and a continuation of the wood effect vinyl flooring. Under stairs storage cupboard.

KITCHEN (14' 7" x 9' 10") or (4.45m x 3.00m)

Overlooking the rear garden via PVCu double glazed sliding patio doors and PVCu double glazed window, finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and wood effect vinyl flooring. The kitchen is arranged with low level and wall mounted units in cream with complementary roll top work surface and splash back plinth. Inset one and half basin sink with mixer tap and drainer, integrated fridge/freezer and dish washer and double electric oven, four gas ring hob and overhead extractor hood with a stainless steel splash back and plumbing for automatic washing machine. Wall mounted Baxi gas fired boiler.

LANDING

Via stairs with fitted carpet, fitted storage cupboard and doorway through to reception 1.

RECEPTION 1 (14' 5" x 9' 10") or (4.40m x 3.00m)

Overlooking the rear via two PVCu double glazed windows both with fitted roller blinds and finished with emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet.

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

Overlooking the front of the property via two PVCu double glazed windows both with fitted roller blinds and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet. Two double fitted wardrobes and doorway through to the en suite.



EN-SUITE

Skimmed ceiling with recessed LED spotlights and ceiling mounted extractor, emulsioned walls, radiator, skirting and wood effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and separate shower cubicle housing a plumbed shower with a concertina glazed door and ceramic tiles to all splash back areas.

SECOND FLOOR LANDING

Stairs leading to the second floor landing.

FAMILY BATHROOM

Skimmed ceiling with recessed LED spotlights and ceiling mounted extractor, emulsioned walls, skirting and wood effect 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, side glazed shower screen and radiator.

BEDROOM 2 (14' 5" x 9' 10") or (4.40m x 3.00m)

Overlooking the front via two PVCu double glazed windows both with fitted roller blinds and finished with emulsioned ceiling and walls, skirting and fitted carpet. Triple fitted wardrobe.

BEDROOM 3 (9' 10" x 7' 3") or (3.00m x 2.20m)

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

BEDROOM 4 (9' 10" x 6' 11") or (3.00m x 2.10m)

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


OUTSIDE

Enclosed rear garden laid to patio with step down to an area of chipped bark and further paving, side gated access to pathway leading to the rear car parking where there are two dedicated parking spaces.

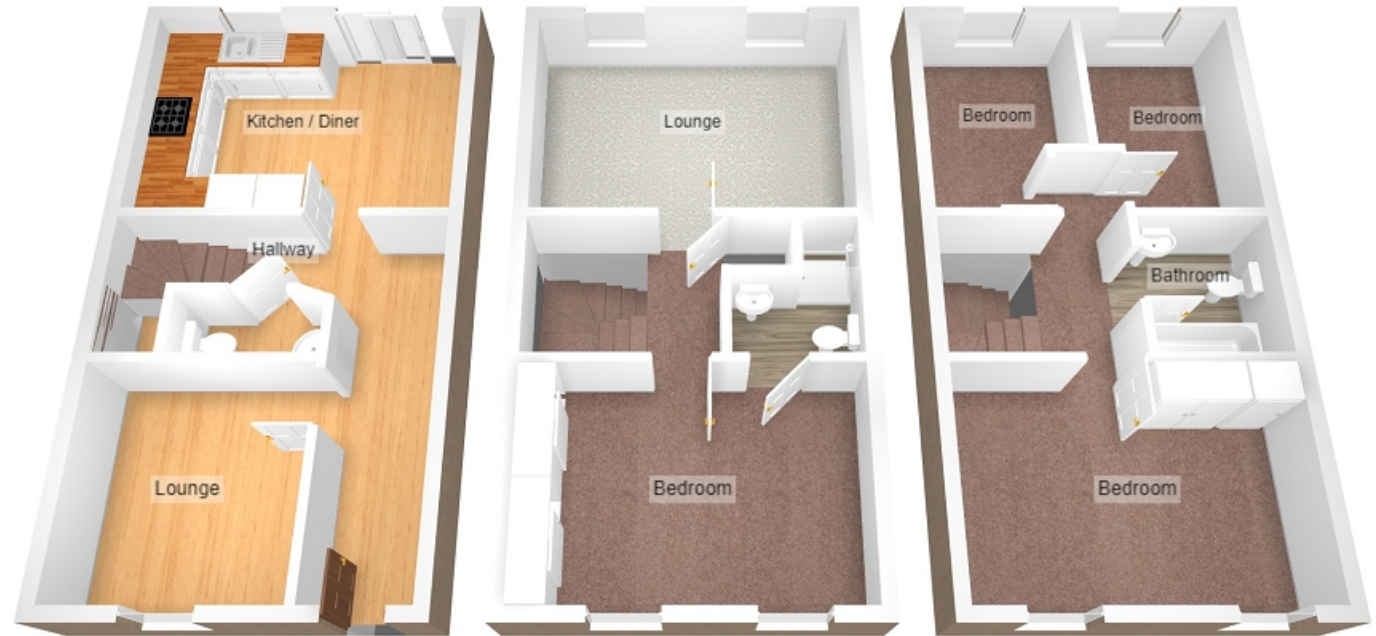
Open aspect front garden.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(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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