

Payton
Jewell
Caines



Heol Y Deryn Ddu, Llangewydd Court,
Bridgend County. CF31 4UD

£209,995

 PAYTON
JEWELL
CAINES

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Traditional three bedroom semi detached house comprising entrance hall, lounge/diner, kitchen, CONSERVATORY, three bedrooms, shower room, OFF ROAD PARKING and GARAGE. Early viewing highly recommended. NO ONWARD CHAIN.

£209,995 - Freehold

- Traditional three bedroom semi detached house
- Conservatory to the rear/ EPC -C , Council tax band - C
- Single garage and ample off road parking
- Beautifully appointed modern fitted kitchen
- L shaped open plan lounge/ diner
- Walking distance of local Primary and Secondary schools
- NO ONWARD CHAIN



DESCRIPTION

Introducing this well presented and maintained three bedroom semi detached house benefiting from a south facing rear garden, a conservatory and a modern fitted high quality kitchen. The property is situated within Llangewydd Court and provides good access to Llangewydd and Cefn Glas primary schools and Bryntirion Secondary school. Viewing is recommended. **SOLD WITH NO ONWARD CHAIN.**

ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panel into the entrance hall finished with coved ceiling, papered and emulsioned walls, skirting and fitted carpet. Handy area underneath the stairs. Door through into the L shaped lounge/diner.

L-SHAPED LOUNGE (13' 1" x 10' 8") or (4.0m x 3.25m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned and coved ceiling, papered and emulsioned walls, skirting and fitted carpet. Opening through to dining.

DINING AREA (8' 6" x 10' 10") or (2.60m x 3.30m)

Emulsioned and coved ceiling, emulsioned and papered walls, open serving hatch into the kitchen, PVCu double glazed French doors with fitted vertical blinds leading into the conservatory, skirting and fitted carpet.

CONSERVATORY (8' 6" x 8' 8") or (2.60m x 2.65m)

Polycarbonate anti glare apex roof with central light fitting and fan, dual aspect PVCu double glazing to the rear and to the side, concertina fitted blinds to remain, emulsioned walls, PVCu double glazed French doors leading out to the rear garden, radiator, skirting and ceramic tiled flooring.

KITCHEN (10' 2" x 7' 10") or (3.10m x 2.40m)

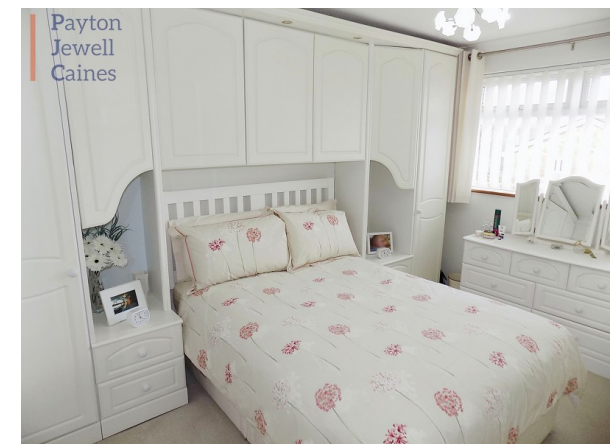
PVCu double glazed window with a fitted Venetian blind to the rear and a frosted glazed PVCu door leading out to the side of the property. Emulsioned and coved ceiling with recessed LED spot lights, ceramic tiled walls and flooring. A range of low level and wall mounted kitchen units with brushed chrome handles with a complementary roll top GRANITE work surface with up stand and ceramic tiles to further splash back. Inset one and a half basin sink with mixer tap and drainer. Integrated fridge and freezer, oven and microwave. Ceramic hob with overhead extractor hood and glass splash back. Plumbing for automatic washing machine. Cupboard housing boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet and double wooden balustrade to the first floor landing with access to loft storage with a pull down ladder, PVCu frosted glazed window to the side with a fitted vertical blind, coved ceiling, papered and emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing hot water tank.

SHOWER ROOM

PVCu frosted glazed window overlooking the rear with a fitted roller blind and finished with emulsioned ceiling, central light fitting, wall mounted heated chrome towel rail, full height ceramic tiles to the wall and ceramic tiled floor. Three piece suite comprising WC, wash hand basin with chrome mixer tap, vanity shelf and storage below, quadrant style shower cubicle with sliding glazed door housing a wall mounted electric shower.



BEDROOM 1 (12' 0" x 11' 0") or (3.65m x 3.35m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, papered and emulsioned walls, skirting and fitted carpet. Double fitted wardrobe plus further fitted storage with two single wardrobes, bedside table and over bed storage with built in lighting.

BEDROOM 2 (10' 10" x 8' 10") or (3.30m x 2.70m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, papered and emulsioned walls, skirting and fitted carpet. Fitted storage cupboard.

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

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, emulsioned and papered walls, skirting and fitted carpet. Fitted furniture with a desk with drawers and further storage and an over stair storage cupboard.

OUTSIDE

Enclosed rear garden laid to patio and block paviour, enclosed with block wall, courtesy door to detached single garage.

Block paviour driveway to the front and to the side suitable for parking up to three vehicles.

SINGLE GARAGE


Courtesy door to garage. Power and light installed. Traditional up and over door.

NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(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.



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

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk