

Payton
Jewell
Caines



Church Terrace, Blaengarw, Bridgend
County. CF32 8BD

£99,950

PJC PAYTON
JEWELL
CAINES

Church Terrace, Blaengarw, Bridgend County. CF32 8BD

Three bedroom end terrace house comprising entrance hall, two reception rooms, kitchen, DOWNSTAIRS WC, three bedrooms, FOUR PIECE BATHROOM SUITE UPSTAIRS and low maintenance rear courtyard. BEAUTIFUL VIEWS. Early viewing highly recommended.

£99,950 - Freehold

- Three bedroom end terrace house
- Two reception rooms
- Downstairs WC
- Four piece bathroom suite upstairs
- Beautiful open valley views
- EPC - E, Council tax band -A
- NO ONWARD CHAIN.



DESCRIPTION

Introducing this three bedroom end of terrace house benefiting from two reception rooms, downstairs WC, four piece bathroom suite upstairs an offering beautiful views of the surrounding hills and countryside. Located within the picturesque village of Blaengarw at the top of the Garw valley and benefiting from beautiful valley, countryside views. Local amenities are available including primary schools and retail facilities. IDEAL FIRST TIME PURCHASE. NO ONWARD CHAIN.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with skimmed ceiling, centre pendant light, emulsioned walls, radiator, wall mounted electric consumer box, skirting and slate effect tiled flooring. Doors leading to lounge, dining room and stairs leading to the first floor.

LOUNGE (12' 1" x 9' 1") or (3.68m x 2.78m)

Skimmed ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, chimney breast with alcoves either side, gas meter, skirting and wood effect laminate flooring.

DINING ROOM (12' 7" max x 11' 8" max) or (3.84m max x 3.55m max)

Skimmed ceiling, centre light, emulsioned walls with feature wallpaper strip, PVCu double glazed window overlooking the rear of the property, feature electric fireplace with wooden surround and tiled hearth, alcoves wither side of the chimney breast, radiator, skirting and wood effect laminate flooring.

KITCHEN (12' 9" x 8' 7") or (3.89m x 2.62m)

Skimmed ceiling, centre light, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the side of the property, PVCu double glazed door leading out to the rear garden, radiator, skirting and tiled flooring. A range of wall and base units in a light wood shaker style with complementary roll top work surface. Inset stainless steel sink with chrome mixer tap. Space for washing machine and space for freestanding fridge/freezer. Space for breakfast table and chairs. Door to under stairs cupboard with hanging rails and centre light.

DOWNSTAIRS W.C. (8' 1" x 3' 3") or (2.47m x 0.99m)

Skimmed ceiling, wall mounted light, emulsioned walls with tiling to splash back areas, feature paper strip, PVCu double glazed window overlooking the rear of the property, radiator, skirting and tiled flooring. Two piece suite comprising low level WC and pedestal sink with chrome taps.

FIRST FLOOR LANDING

Via stairs. Skimmed ceiling, centre pendant light, access to loft, smoke detector, emulsioned walls with half height wall panelling to one of the walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

BEDROOM 1 (12' 8" x 8' 4") or (3.85m x 2.54m)

Skimmed ceiling, centre pendant light, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and laminate flooring.



BEDROOM 2 (12' 1" x 9' 5") or (3.69m x 2.86m)

Papered and panelled ceiling, textured walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and laminate flooring.

BEDROOM 3 (12' 2" x 5' 3") or (3.70m x 1.60m)

Papered and panelled ceiling, centre pendant light, emulsioned walls with wall paper strip, PVCu double glazed window overlooking the front of the property, skirting and laminate floor.

FAMILY BATHROOM (9' 4" x 8' 11") or (2.84m x 2.72m)


Skimmed ceiling, centre pendant light, part papered/part tiled walls, picture rail, frosted PVCu double glazed window overlooking the rear of the property, radiator, skirting and lino tiled flooring. Four piece suite comprising low level WC, bath, freestanding glass shower cubicle and pedestal sink with chrome taps. Cupboard housing gas combination boiler.

OUTSIDE

Beautiful views to the side and the rear of the hillside. Path leading to private low maintenance rear courtyard garden with decorative stones and a paved area.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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