

Payton  
Jewell  
Caines



Springfield Gardens, Bridgend, Bridgend  
County. CF31 1HP

£237,950

 PAYTON  
JEWELL  
CAINES



# Springfield Gardens, Bridgend, Bridgend County. CF31 1HP

REFURBISHED three bedroom SEMI-DETACHED house comprising entrance hall, open plan lounge/diner, kitchen, three bedrooms, family bathroom with LOW MAINTENANCE ENCLOSED REAR AND FRONT GARDENS, OFF ROAD PARKING and single GARAGE. NO ONGOING CHAIN.

£237,950

- Refurbished three bedroom SEMI DETACHED house
- Open plan lounge/diner with log burner
- Low maintenance enclosed rear and front gardens
- Detached single garage and off road parking
- Gas fired combination boiler, EPC - D
- Sold with no onward chain/ council tax band - D
- Great rental investment. Potential income £975pcm.



## DESCRIPTION

Introducing this beautifully presented three bedroom SEMI-DETACHED house located within the popular area of Springfield Gardens which gives easy access to Bridgend town centre, Princess of Wales hospital and the M4 at junction 36. The property has been well maintained and benefits from a gas fired combination boiler, low maintenance enclosed rear and front gardens, detached single garage and good off road parking. The property is sold with NO ONWARD CHAIN and is an ideal first time or investment purchase.

### Key Features:

Location - within easy walking distance of Bridgend town centre where there is a bus and mainline train station. The Princess of Wales Hospital is on the doorstep.

Local Amenities - The nearest primary schools are Litchard and Ysgol Gynradd Penybont. The nearest secondary school is Bryntirion Comprehensive.

## ENTRANCE

Via PVCu double glazed door into the entrance porch.

## ENTRANCE PORCH

Two PVCu double glazed windows and velux light, tiled flooring and PVCu panelled door with side glazed panel leading into the entrance hall.

## ENTRANCE HALL

Emulsioned walls, radiator and grey wood effect laminate flooring.

## OPEN PLAN LOUNGE/DINER (21' 9" x 11' 4") or (6.63m x 3.46m)

Coved ceiling, plastered and emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property and PVCu sliding doors to the rear of the property. Two radiators and feature log burner.

## KITCHEN (9' 10" x 9' 4") or (2.99m x 2.85m)

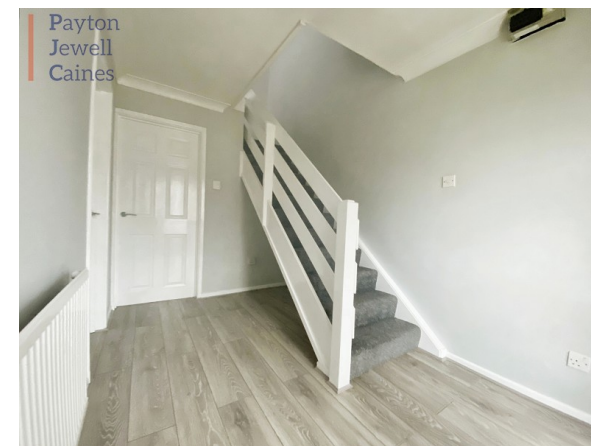
Coved ceiling, plastered and emulsioned walls with tiling to the splash back areas, radiator and a continuation of the grey wood effect laminate flooring. PVCu double glazed window overlooking the rear garden and PVCu double glazed door leading out to the side of the property. A range of wall and base units in high gloss white with complementary marble effect work surfaces housing a stainless steel one and half sink unit. Gas fired combination boiler housed within a kitchen unit and under counter space for washing machine and dishwasher. Cooker to remain and recess for fridge/freezer.

## LANDING

Coved ceiling with loft access, plastered and emulsioned walls and a continuation of the fitted carpet.

## BEDROOM 1 (11' 9" x 11' 1") or (3.58m x 3.38m)

PVCu double glazed window overlooking the front of the property finished with coved ceiling, emulsioned walls, radiator and fitted carpet.





## **BEDROOM 2 (11' 1" x 9' 9") or (3.39m x 2.96m)**

PVCu double glazed window overlooking the rear garden. and finished with coved ceiling, plastered and emulsioned walls, fitted carpet, radiator.

## **BEDROOM 3 (8' 5" x 7' 5") or (2.57m x 2.25m)**

PVCu window overlooking the front of the property and finished with coved ceiling, plastered and emulsioned walls, fitted carpet and radiator. Built in storage cupboard.

## **BATHROOM (7' 5" x 5' 6") or (2.25m x 1.68m)**

PVCu double glazed window overlooking the side of the property, part tiled / part emulsioned walls, vinyl flooring in tile effect and radiator. Three piece suite comprising w.c. wash hand basin and corner bath with overhead electric shower and privacy screen.

## **OUTSIDE**

The front of the property is laid to lawn with a patio area and driveway for one vehicle. Detached single garage with up and over door, rear courtesy door, window, power and lighting. Side access to the rear garden.

Enclosed low maintenance rear garden with artificial turf bound by feather fencing and dwarf wall.


## **NOTE**

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

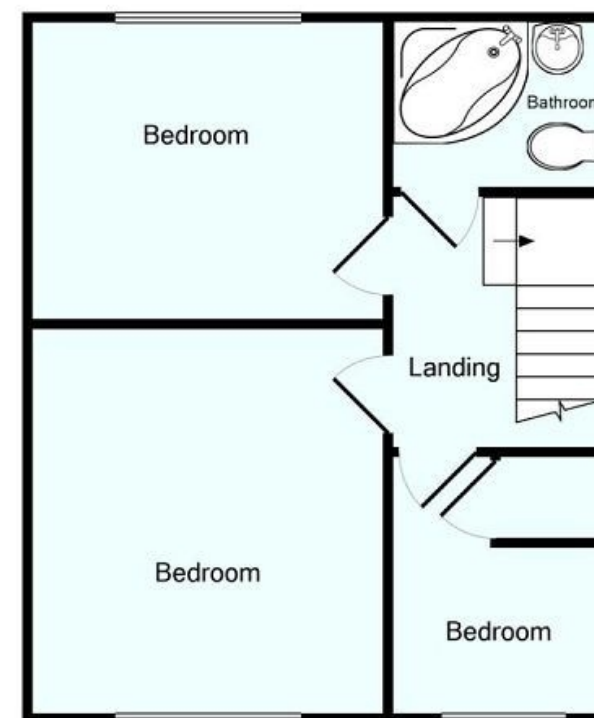


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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