

Payton
Jewell
Caines



Penylan, Litchard, Bridgend County. CF31
1QW

£245,000

PJC PAYTON
JEWELL
CAINES

Penylan, Litchard, Bridgend County. CF31 1QW

BEAUTIFULLY PRESENTED two bedroom semi detached chalet style bungalow comprising entrance porch, lounge, bathroom, kitchen / diner, 2 bedrooms and ensuite wc. Oversized garage to the side. Low maintenance rear garden. MUST BE VIEWED.

£245,000

- BEAUTIFULLY presented two bedroom semi detached chalet bungalow
- Extended to the rear providing a generous kitchen/ diner
- Two double bedroom one with ensuite WC
- Oversized garage to the side
- Off road parking/ EPC - D , Council tax band - D
- Ideal location for the M4 at junction 36



DESCRIPTION

Introducing this beautifully presented and maintained 2 bedroom semi detached bungalow occupying a corner position at the head of a quiet cul-de-sac in Litchard.

This 2-bedroom semi-detached bungalow is more than a home; it's a statement of refined living. The presentation and flow of space is sophisticated and high quality and there is an option for upstairs or downstairs bedroom space as both have access to WC facilities.

The social space is elegant with an open plan kitchen / dining area opening up to a low maintenance rear garden that gets flooded with sunshine.

This is a MUST to view.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance porch with papered walls, PVCu double glazed window overlooking the front with a fitted Venetian blind, fitted storage, radiator, skirting and fitted carpet. PVCu double glazed French doors leading straight into the lounge.

LOUNGE (16' 1" x 14' 11") or (4.90m x 4.55m)

Overlooking the front of the property via PVCu double glazed window with fitted Venetian blind and finished with emulsioned and coved ceiling, papered and emulsioned walls with a half height feature dado rail, feature fireplace housing electric log effect fire with marble hearth, back plate and mantel, skirting and fitted carpet. Stairs to the first floor. Under stair storage cupboard.

HALL

Coved ceiling, papered walls, skirting and fitted carpet. Door way to bedroom one, kitchen/diner and bathroom.

BATHROOM

PVCu frosted glazed window to the side with a fitted Venetian blind, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall, wall mounted heated chrome towel rail and a cushioned floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath electric shower with a concertina screen.

BEDROOM 1 (14' 9" x 9' 2") or (4.50m x 2.80m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned and coved ceiling, papered walls, skirting and fitted carpet. Furniture to remain including two freestanding wardrobes, chest of drawers x 3 and dressing table.



KITCHEN/DINER (22' 0" x 9' 10") or (6.70m x 3.00m)

Dual aspect natural light via PVCu double glazed window to the side with fitted Venetian blind and PVCu double glazed French doors with integral Venetian blinds to the rear. Emulsioned and coved ceiling with recessed LED spot lights, emulsioned walls, skirting and wood effect floor.

A range of low level and wall mounted kitchen units in a shaker style white finish with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and a half basin granite and polymer sink with swan neck tap and drainer. Integrated double electric oven, hob and extractor hood. Space for fridge/freezer and plumbing for automatic washing machine (both Bosch white goods to remain), breakfast bar and ample space for dining table and chairs.

FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade.

BEDROOM 2 (13' 5" x 11' 10") or (4.10m x 3.60m)

Measurements to the face of the fitted wardrobes. Overlooking the side via PVCu double glazed window with a fitted Venetian blind and finished with papered walls, skirting and fitted carpet. Built in made to measure furniture to remain including wardrobes, desk with chest of drawers and bedside tables. Large storage into the eaves. Concertina door to WC.

W.C.

Recessed LED spot lights, wall mounted extractor, radiator, full height ceramic tiled walls and floor. Two piece suite comprising corner WC and a corner wash hand basin with swan neck chrome tap.

OUTSIDE

Enclosed rear garden laid to patio with raised bed of decorative stone, gates leading to the side of the property which is paved.

Enclosed front garden laid to paving with a covered external porch with side glazing.

DETACHED GARAGE (27' 11" x 9' 2") or (8.50m x 2.80m)

Oversized garage with PVCu courtesy door to the side, power and light and traditional up and over door(blocked with insulation from the inside which is easily removed).


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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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

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