

Payton
Jewell
Caines



Park House The Crescent, Aberkenfig,
Bridgend County. CF32 9PU

£285,000

 PAYTON
JEWELL
CAINES

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GENEROUS three bedroom detached house overlooking playing fields comprising large entrance hall, 2 reception rooms, kitchen, 3 double bedrooms, shower room and separate WC. Oversized detached garage and low maintenance rear garden. Driveway parking for 3 cars.

£285,000 - Freehold

- Generous THREE bedroom DETACHED HOUSE
- Three DOUBLE bedrooms
- Two good sized reception rooms
- Large detached garage and generous driveway
- Quiet road and overlooking playing fields
- EPC - C / Council tax - D



DESCRIPTION

Welcoming this lovely three double bedroom detached house position at the end of a quiet cul-de-sac and overlooking playing fields. The property has recently had a new modern fitted kitchen and shower room and also benefits from a low maintenance rear garden, an oversized garage to the rear and ample parking to the front.

The property is located in the sought after village of Aberkenfig.

Key features:

Walking distance to Pandy Primary School and Ynysawdre Secondary School.

Within a 5 minute drive to the M4 motorway at Junction 36.

Local retail and food outlets found within Aberkenfig village itself.

ENTRANCE

Via PVCu frosted glazed French doors leading into the entrance porch.

ENTRANCE PORCH

Ceramic tiles and fitted vertical blinds. Part glazed door with side frosted glazed panel into the entrance hall.

ENTRANCE HALL

Large entrance hallway with doors off to 2 reception rooms, kitchen, wc. Finished with emulsioned ceiling and walls with high level feature picture rail, skirting and fitted carpet. Under stairs storage and downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the side, emulsioned ceiling and walls, skirting, radiator and ceramic tiled flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and storage below.

DINING ROOM (12' 10" max x 13' 7" max) or (3.90m max x 4.15m max)

Finished with a textured ceiling, papered walls, skirting, fitted carpet, PVCu double glazed box bay window overlooking the front with fitted venetian blinds and radiator.

LOUNGE (12' 8" x 13' 0") or (3.85m x 3.95m)

Overlooking the rear via a PVCu double glazed window and finished with textured and coved ceiling, emulsioned walls with one feature wooden tongue and groove wall, skirting and fitted carpet. Central fireplace with electric coal effect fire with slabbed hearth and feature stone back plate with a wooden mantle. Doorway through to the kitchen.

KITCHEN (9' 4" x 8' 2") or (2.85m x 2.50m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls with half height metro tiles and vinyl flooring. A range of low level and wall mounted kitchen units with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with swan neck tap and drainer, space for fridge/freezer and freestanding gas cooker with integrated extractor hood. Plumbing for automatic washing machine and space for tumbler dryer or dishwasher. Feature cupboards including a wall mounted carousel.



LANDING

Via stairs with fitted carpet and wooden balustrade. Large frosted glazed PVCu picture window on the half landing. Access to loft storage with a pull down ladder, emulsioned ceiling and walls, skirting and fitted carpet.

SEPARATE WC

PVCu frosted glazed window to the side, emulsioned ceiling and walls, skirting, vinyl flooring and low level w.c.

SHOWER ROOM

PVCu frosted glazed window to the rear with a fitted roller blind, emulsioned ceiling with ceiling mounted extractor, recessed LED spot lights, full height ceramic tiles to the wall and tile effect vinyl flooring. Two piece suite comprising wash hand basin with chrome mixer tap and storage below and large walk in shower with a plumbed shower, hand attachment and rainwater head and wall mounted heated chrome towel rail. Generous fitted storage cupboard.

BEDROOM 1 (12' 10" x 12' 0") or (3.90m x 3.65m)

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

BEDROOM 2 (12' 8" x 12' 0") or (3.85m x 3.65m)

Overlooking the rear via PVCu double glazed window and finished with textured ceiling, emulsioned walls with half height feature border, skirting and fitted carpet.

BEDROOM 3 (7' 10" x 9' 10") or (2.40m x 3.00m)


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

NOTE

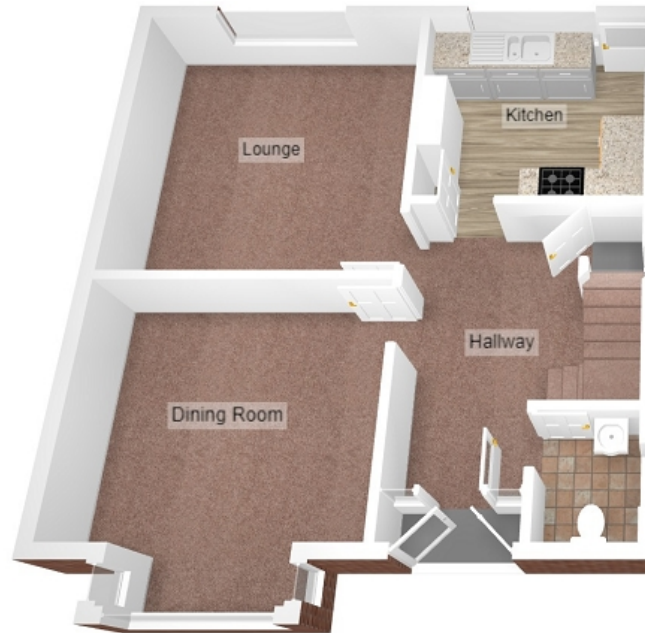
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(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.



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