

Payton
Jewell
Caines



Lewis Avenue, Bridgend, Bridgend County.
CF31 4JJ

£195,000

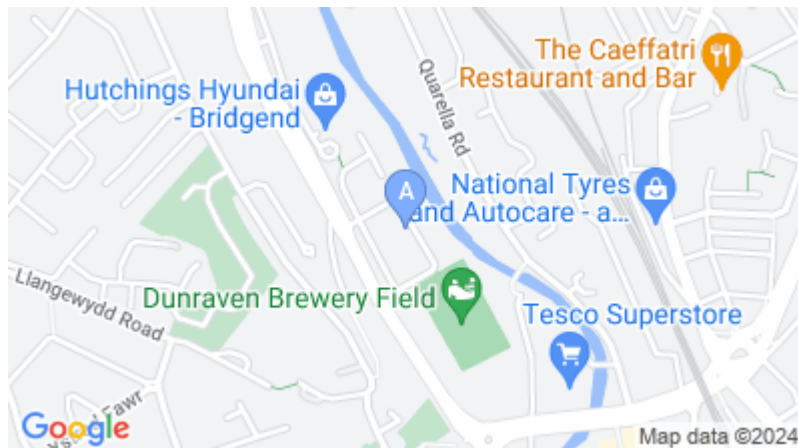
PJC PAYTON
JEWELL
CAINES

Lewis Avenue, Bridgend, Bridgend County. CF31 4JJ

Three bedroom semi detached house close to Bridgend town centre comprising entrance hall, shower room, lounge, kitchen / diner, 3 bedrooms, bathroom. Enclosed rear garden. Driveway parking.

£195,000

- Traditional semi detached house
- Three bedrooms
- Extended kitchen/diner to the rear
- Enclosed South facing rear garden with storage
- First floor bathroom and downstairs shower
- Walking distance of Bridgend town centre
- EPC - D / Council tax - C



DESCRIPTION

Introducing this three bedroom semi detached house situated in a quiet street within easy walking distance of Bridgend town centre giving easy access to the mainline train station, bus station, retail and food outlets.

The property has a single storey extension to the rear giving a good size sociable kitchen / diner, a south facing low maintenance garden and good off road parking. There is excellent STORAGE to the rear with a large brick built shed plus a timber shed behind.

Key Features:

Schools - Walking distance to Ysgol Gynradd Penybont primary school and Bryntirion Secondary School.

Transport links - Close to Bridgend mainline train station. 8 minute drive to the M4 motorway at junction 36.

ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling with central light pendant, emulsioned walls, skirting and laminate flooring. Handy area under the stairs and doorway through into the L-shaped shower room.

L-SHAPED SHOWER ROOM

Emulsioned ceiling and walls, skirting, ceramic tiled flooring, large shower cubicle with glazed door housing a plumbed shower with ceramic tiles to all splash backs and wall mounted heated towel rail.

OPEN PLAN LOUNGE/DINER (23' 11" x 10' 4") or (7.30m x 3.15m)

Overlooking the front via PVCu double glazed bay window with fitted shutters to remain and finished with emulsioned and coved ceiling, matching central light pendants, emulsioned walls, skirting and solid oak flooring. Feature half height dado rail and recessed fitted log burner with slate hearth and wooden feature mantle. Under stairs storage cupboard and large archway into the kitchen/diner.

KITCHEN/DINER (16' 5" x 9' 10") or (5.00m x 3.00m)

Overlooking the rear garden via PVCu double glazed French doors and PVCu double glazed window. Finished with emulsioned ceiling with recessed spot lights and access to loft storage, emulsioned walls and ceramic tiles to the floor. To the kitchen are low level and wall mounted units in a wood finish 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. Integrated double electric oven, five gas ring hob and overhead extractor hood. Space for fridge/freezer and ample space for dining table and chairs.

LANDING

Via stairs with fitted carpet and wooden balustrade and PVCu frosted glazed window on the half landing. Emulsioned and coved ceiling with central light pendant, emulsioned walls, skirting and fitted carpet.



BATHROOM

PVCu frosted glazed window to the rear with a fitted venetian blind, emulsioned and coved ceiling with central light fitting, emulsioned walls with half height ceramic tiles and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with mixer tap and bath with chrome mixer tap and wall mounted heated towel rail.

BEDROOM 1 (11' 0" x 10' 10") or (3.35m x 3.30m)

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

BEDROOM 2 (11' 0" x 8' 8") or (3.35m x 2.65m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted storage and wall mounted gas fired combination boiler.

BEDROOM 3 (5' 7" x 8' 2") or (1.70m x 2.50m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Access to loft storage via a pull down ladder (the loft room has previously been used as an occasional bedroom).


OUTSIDE

Rear garden laid to patio and an area of artificial grass with raised beds to the rear, access into the brick built storage with a roller shutter door to the front, power and light and a timber storage shed to the rear.

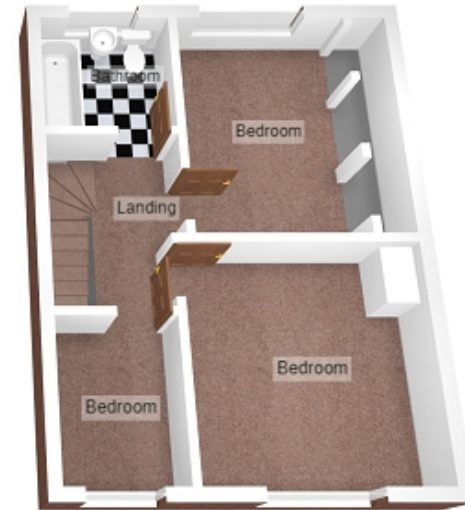
Off road parking to the front of the property for up two cars.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(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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