

Payton
Jewell
Caines



Bristol Street, Aberkenfig, Bridgend County.
CF32 9BW

£155,500

 PAYTON
JEWELL
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Bristol Street, Aberkenfig, Bridgend County. CF32 9BW

Deceptive two bedroom mid terraced house comprising entrance hall, lounge, generous open plan kitchen/diner, downstairs w.c. CONSERVATORY, two double bedrooms, family bathroom and low maintenance enclosed rear garden. SOLD WITH NO ONWARD CHAIN.

£155,500

- Generous two bedroom mid terraced house
- Central village location
- Two double bedrooms
- Large social fitted kitchen/diner
- Conservatory to the rear, EPC-C / Council tax- C
- Gas fired combination boiler
- Sold with no onward chain



DESCRIPTION

Introducing this deceptively generous TWO double bedroom terrace property centrally located within the sought after village of Aberkenfig.

Aberkenfig is a village located near Bridgend in Bridgend County Borough, Wales. It is situated approximately 4 miles (6.4 km) north of Bridgend town center. The village is part of the urban area that includes nearby communities such as Tondu and Sarn. The village has a mix of residential and commercial areas. Local amenities, shops, and services are available to serve the needs of the community.

Key features;

- Surprising open plan modern kitchen / diner
- Downstairs WC and utility area
- Walking distance of Tondu retail park (Home Bargains, Lidl, Domino's, Farm Foods)
- Close to Aberkenfig Primary school and Ynysawdre Secondary School.

SOLD WITH NO ONWARD CHAIN.

ENTRANCE

Via part frosted glazed PVCu front door into the inner hallway.

INNER HALLWAY

Emulsioned walls, skirting and laminate flooring.

ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, skirting and laminate flooring. Stairs leading to the first floor.

LOUNGE (20' 4" x 11' 6" max) or (6.20m x 3.50m max)

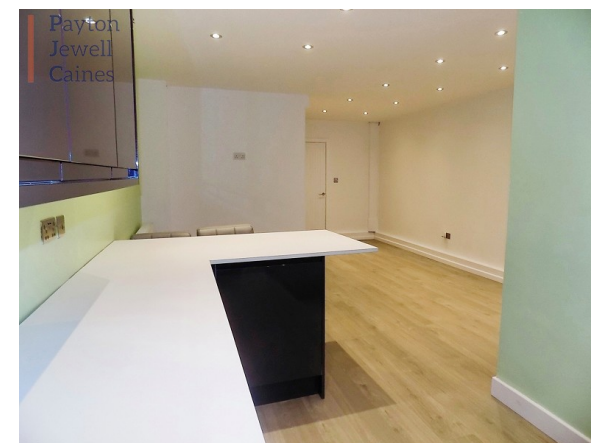
Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and laminate flooring. Three fitted storage cupboards and radiator. Doorway through to the open plan kitchen/diner.

DINING AREA (18' 8" x 7' 5") or (5.70m x 2.25m)

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and laminate flooring. PVCu double glazed French doors leading out to the conservatory and a door leading into the downstairs w.c.

DOWNSTAIRS W.C.

Emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and herringbone style vinyl flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap. Plumbing for automatic washing machine and ample space for tumble.



KITCHEN (22' 8" x 7' 7") or (6.90m x 2.30m)

Benefiting from dual aspect windows to the side both with fitted blinds and PVCu double glazed window looking into the conservatory. Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and laminate flooring. A range of low level and wall mounted handle free, high gloss kitchen units in graphite grey with a complementary roll top work surface. Sink with mixer tap and drainer, integrated electric oven with electric hob and overhead extractor hood. Integrated washing machine and under counter fridge.

CONSERVATORY (19' 0" max x 14' 1" max) or (5.80m max x 4.30m max)

L shaped conservatory finished with a polycarbonate roof, emulsioned walls, ceramic tiles to the floor, three aspects of PVCu double glazing and part glazed PVCu door leading out to the rear garden. Power and light.

LANDING

Via stairs with fitted carpet. Access to loft storage, doors to bedrooms and family bathroom.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, central light fitting, respertex wall covering and laminate flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and vanity shelf with storage below and p-shaped bath with chrome mixer tap, over bath plumbed shower and side glazed shower screen. Vertical modern radiator.

BEDROOM 1 (16' 1" x 9' 10") or (4.90m x 3.00m)

Overlooking the front via PVCu double glazed windows, both with fitted venetian blinds and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 2 (9' 10" x 10' 2") or (3.00m x 3.10m)

Overlooking the rear via PVCu double glazed door with access to the flat roof, access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet. Two fitted storage cupboards, one housing a wall mounted gas fired combination boiler.

OUTSIDE


Enclosed rear garden laid to decorative stone and rear gated access.

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		87
(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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