



Bridgend Road, Aberkenfig, Bridgend  
County. CF32 9AD

£190,000

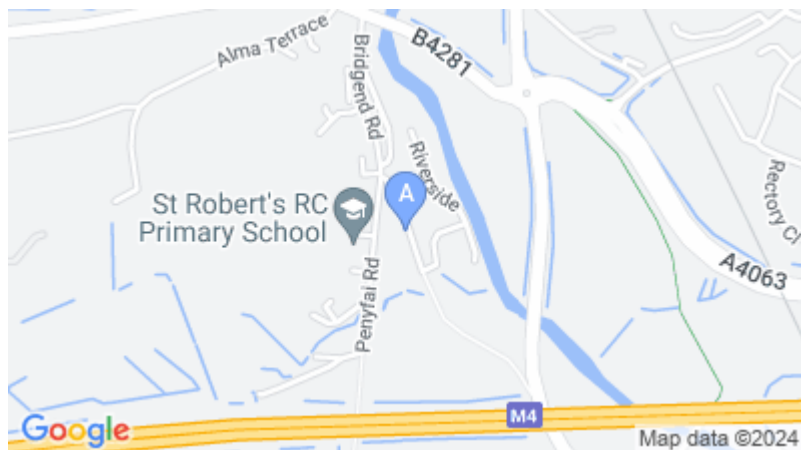


## Bridgend Road, Aberkenfig, Bridgend County. CF32 9AD

Three /four bedroom SEMI DETACHED house comprising entrance hall, reception room, kitchen/ diner and shower room to basement leading into a conservatory, to the first floor are three bedrooms this is a well proportioned home with an abundance of potential. Larger than average rear garden. Walking distance of Aberkenfig village and close to the M4 at J36. Viewing's highly recommended.

£190,000

- Three bedroom semi detached house
- Larger than average rear garden
- Two reception rooms
- Kitchen and bathroom to basement
- Conservatory
- EPC - D, Council tax band - C



## DESCRIPTION

Introducing for sale this three / four bedroom SEMI DETACHED house in the sought after location of Aberkenfig within walking distance of all facilities and amenities including doctors surgery and primary school. Good road links to Bridgend town centre, McArthur Glen Designer Outlet and the M4 corridor and A48. The property benefits from gas central heating via a combination boiler, good size kitchen/diner. This is a well proportioned home with an abundance of potential and an enclosed LARGER THAN AVERAGE garden to the rear.

## ENTRANCE

Via glazed PVCu front door leading into hallway finished with polystyrene tiled ceiling, wood cladded walls and doors leading to two reception rooms.

## RECEPTION 1 (14' 6" max x 12' 6" max) or (4.41m max x 3.82m max)

Measurements into the recess. Polystyrene ceiling, papered walls with half wood panels, two storage compartments with one housing combination boiler and the other for storage, PVCu windows to front and rear, fitted carpet. Stairs leading to basement which houses the kitchen, bathroom and conservatory.

## RECEPTION 2 (14' 5" x 8' 8") or (4.40m x 2.65m)

Currently used as bedroom four. Polystyrene tiled and covered ceiling, emulsioned and papered walls, PVCu double glazed windows to the front and rear of the property, radiator and fitted carpet.

## OPEN PLAN DINING ROOM (13' 7" x 11' 11") or (4.14m x 3.64m)

Polystyrene tiled ceiling, emulsioned and papered walls, radiator, laminate effect flooring and PVCu window overlooking the rear of the property through to the conservatory. Door leading into conservatory. Open into kitchen.

## OPEN PLAN KITCHEN (14' 5" x 7' 6") or (4.39m x 2.28m)

PVCu window overlooking the side of the property, wood tongue and groove painted ceiling, emulsioned and papered walls, continuation of the laminate effect flooring from the diner to the kitchen. Pantry. A range of wall and base units with complementary marble effect work surface housing sink with mixer tap and drainer, oven, hob and extractor. Space for washing machine and space for additional under counter appliances.

## BATHROOM (10' 9" x 5' 10") or (3.27m x 1.79m)

Cork tiled ceiling, fully tiled walls, PVCu frosted glazed window to rear, radiator and carpet floor tiles. Three piece suite comprising WC, vanity sink unit and enclosed shower cubicle.

## CONSERVATORY (18' 5" x 10' 6") or (5.61m x 3.20m)

Fully glazed units to three sides with top opening windows, sliding doors leading to the rear and French doors to the side leading on to patio area.

## FIRST FLOOR LANDING

Via stairs.



### **BEDROOM 1 (14' 8" x 10' 0") or (4.48m x 3.05m)**

Generous double bedroom, polystyrene ceiling, papered walls, PVCu double glazed window to the front, fitted carpet and radiator.

### **BEDROOM 2 (14' 8" x 7' 8") or (4.48m x 2.33m)**

Double bedroom, polystyrene ceiling, papered walls, PVCu double glazed window to the front, fitted carpet and radiator.

### **BEDROOM 3 (7' 5" x 7' 1") or (2.25m x 2.16m)**

Comfortable third bedroom, polystyrene ceiling, papered walls, PVCu double glazed window to the front, fitted carpet and radiator.

### **OUTSIDE**

Larger than average enclosed tiered rear garden with areas laid to lawn, gravel, patio, steps and two large storage areas to remain comprising wooden storage shed and stone/brick storage. Area would be fabulous and versatile for a vegetable garden or chicken coup.

### **NOTE**


We have been informed that the property is freehold however we have not inspected the title deeds.

Please note there is currently a treatment plan in place for Japanese knotweed.

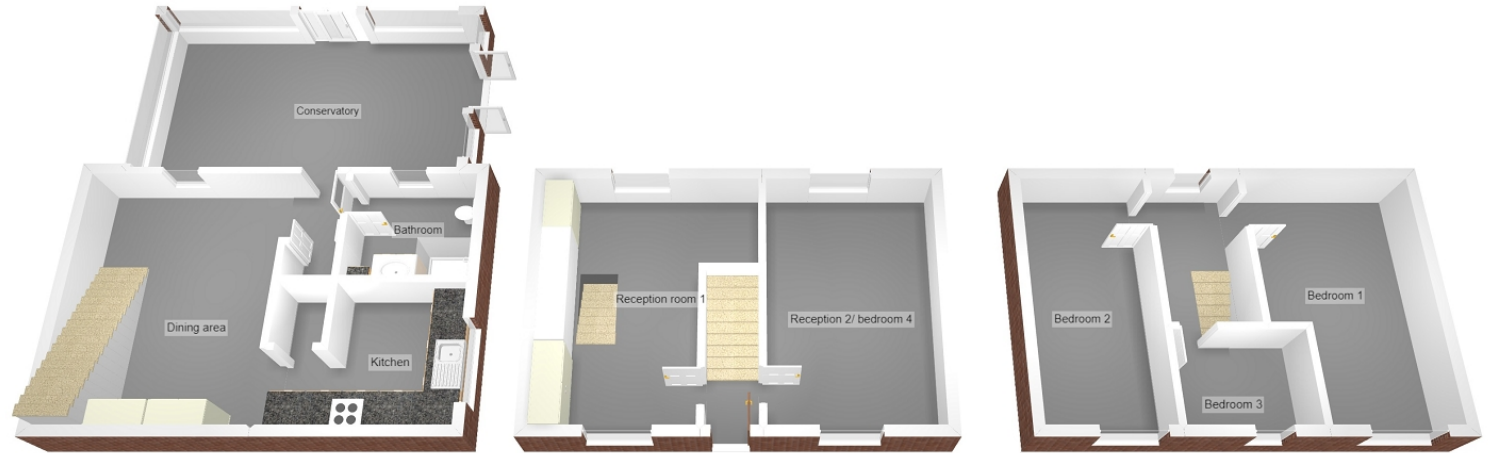


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)