

Payton
Jewell
Caines



Moorlands Road, Bridgend, Bridgend
County. CF31 3DR

£299,950

PJC PAYTON
JEWELL
CAINES

Moorlands Road, Bridgend, Bridgend County. CF31 3DR

Traditional three bedroom semi detached house comprising entrance hall, lounge, open plan kitchen/ living/dining to the rear, three bedrooms, four piece family bathroom, enclosed front and rear gardens and AMPLE DRIVEWAY PARKING. NO ONWARD CHAIN. Walking distance of Bridgend town centre.

£299,950 - Freehold

- Traditional three bedroom semi detached house
- Beautifully renovated and modernised throughout
- Open plan kitchen/living/dining to the rear
- Four piece bathroom suite
- Gas fired combination boiler
- Walking distance of Bridgend town centre
- Sold with no onward chain, EPC - D / Council tax - D



DESCRIPTION

Traditional three bedroom semi detached house comprising entrance hall, lounge, open plan kitchen/living/dining to the rear, three bedrooms, four piece family bathroom, enclosed front and rear gardens and AMPLE DRIVEWAY PARKING. NO ONWARD CHAIN. Walking distance of Bridgend town centre.

Situated within the sought after 'South side' of Bridgend and within easy walking distance of the town centre giving access to the mainline train station, bus station, retail and food outlets. Oldcastle primary school, Bridgend College and Brynteg Secondary schools are closeby.

BEAUTIFULLY MODERNISED THROUGHOUT
OPEN PLAN KITCHEN / LIVING / DINING ROOM
FOUR PIECE BATHROOM SUITE
NO ONWARD CHAIN
FREEHOLD

ENTRANCE

Via frosted glazed composite front door with side frosted glazed panels into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting and herringbone effect engineered wood flooring. Stairs leading to the first floor with under stairs storage cupboard housing the circuit breaker and meters and larger storage cupboard with frosted glazed PVCu window.

LOUNGE (12' 10" x 13' 5" max) or (3.90m x 4.10m max)

Overlooking the front via PVCu double glazed bay window and finished with emulsioned ceiling and walls, skirting and herringbone effect engineered wood flooring. Feature chimney breast (aesthetic only).

FAMILY ROOM / DINING AREA (12' 0" x 11' 3") or (3.65m x 3.44m)

Overlooking the rear garden via PVCu double glazed French doors and finished with emulsioned ceiling and walls, skirting and herringbone effect engineered wood flooring. Feature fireplace (aesthetic only) and large archway through to the kitchen.

KITCHEN (8' 4" x 16' 5") or (2.55m x 5.0m)

Dual aspect natural light via PVCu double glazed windows to the rear and to the side and part frosted glazed PVCu door leading out to the side of the property. Finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the herringbone floor. A range of low level and wall mounted kitchen units in dusky blue with brushed chrome handles and a quartz complementary work surface with up stand and matching window sills. Inset one and half basin sink with swan neck tap and moulded drainer and integrated electric hob with overhead extractor hood. Two waist height ovens, integrated dishwasher, fridge and freezer and washing machine. Wall mounted Worcester gas fired combination boiler.

LANDING

Via stairs with fitted carpet and wooden balustrade, PVCu double glazed window on the half landing, access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet.



FAMILY BATHROOM

Frosted glazed PVCu window to the rear, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Four piece suite in white comprising w.c. wash hand basin with brushed brass mixer tap, freestanding slipper bath with swan neck tap and shower attachment and large walk in shower housing a plumbed shower with hand attachment and rainwater head (all bathroom fittings in brushed brass). Ceramic tiles to the splash back areas, frosted glazed window in front of the shower and radiator.

BEDROOM 1 (11' 4" x 13' 9" max) or (3.45m x 4.20m max)

Emulsioned ceiling and walls, skirting, fitted carpet and PVCu double glazed bay window overlooking the front.

BEDROOM 2 (12' 0" x 11' 2") or (3.65m x 3.40m)

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

BEDROOM 3 (8' 0" x 7' 1") or (2.45m x 2.15m)

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


OUTSIDE

Enclosed rear garden laid to lawn all enclosed by closed board fence with gated access to the side of the property with driveway parking for up to four cars.

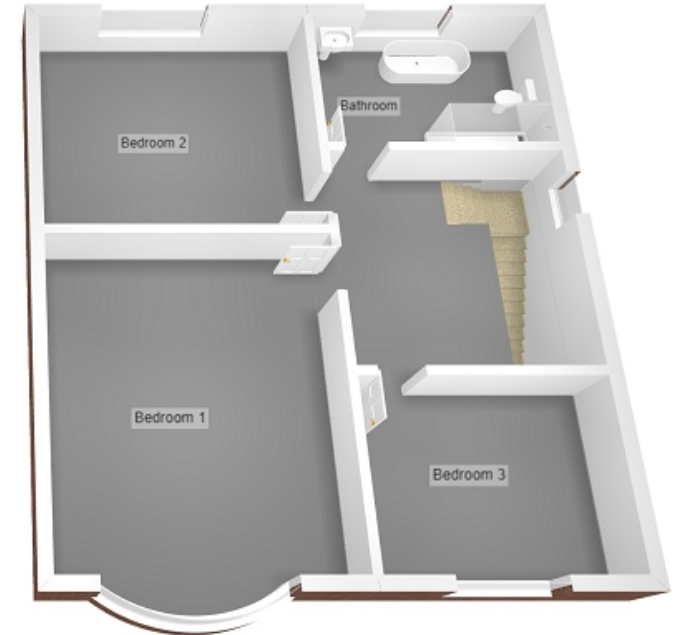
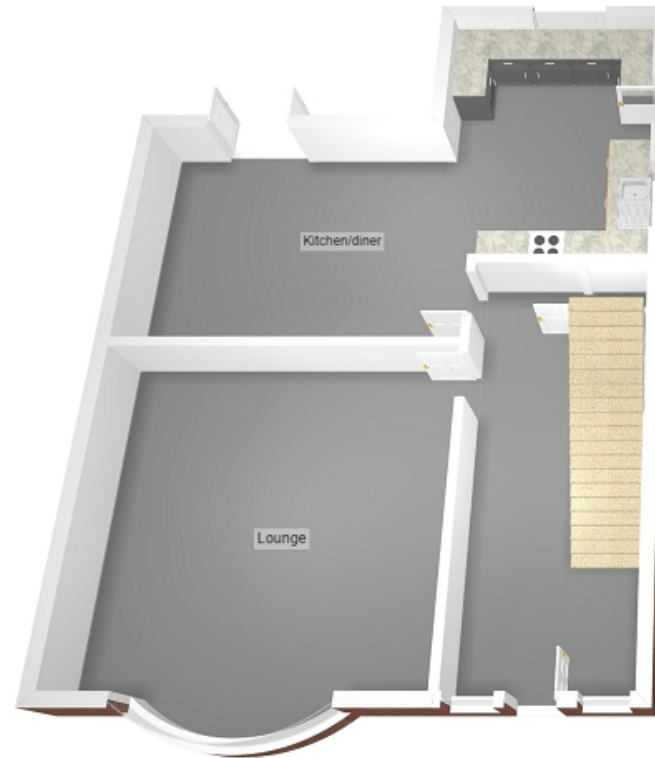
Enclosed front garden laid to lawn.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk