

Payton  
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Heol-y-bardd, Bridgend, Bridgend County.  
CF31 4TD

£215,000





# Heol-y-bardd, Bridgend, Bridgend County. CF31 4TD

Two bedroom semi detached BUNGALOW comprising entrance porch, entrance hall, lounge, kitchen, family bathroom, front and rear gardens, DRIVEWAY PARKING and GARAGE. Ideal location for walking distance to Bridgend town centre.

£215,000

- Two bedroom semi detached bungalow
- Front, side and rear gardens
- Ample off road parking and garage
- Ideal first time purchase
- EPC - D / Council Tax - D



## DESCRIPTION

Introducing this two bedroom semi detached bungalow located within a sought after area, within easy walking distance of Bridgend town centre, Newbridge Fields and Broadlands. The property benefits from ample off road parking and a single garage.

## ENTRANCE

Via PVCu part glazed door leading into the entrance porch.

## ENTRANCE PORCH

Emulsioned ceiling and walls, radiator and laminate flooring in wood effect. Wooden bi-fold door leading into the lounge.

## ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls and laminate flooring.

## LOUNGE (15' 2" x 10' 5") or (4.63m x 3.17m)

Emulsioned and coved ceiling, emulsioned walls and a continuation of the laminate flooring. PVCu double glazed window to the front of the property, radiator and chimney breast.

## KITCHEN (10' 7" x 8' 8") or (3.22m x 2.64m)

Emulsioned and coved ceiling with inset spot lights and emulsioned walls. A range of wall and base units with complementary work surfaces housing a double Belfast sink with chrome mixer tap, built in oven with stainless steel hob and extractor hood. Tiling to splash back areas, breakfast bar, plumbing for washing machine and space for fridge/freezer and built in pantry. Tiled flooring, PVCu double glazed window and PVCu part glazed door opening onto the side driveway.

## BATHROOM

Emulsioned ceiling with inset spot lights, fully tiled walls, vinyl flooring, PVCu double glazed window overlooking the side of the property and chrome towel rail. Three piece suite comprising vanity unit with built in wash hand basin and w.c. and p-shaped bath with chrome mixer tap and shower attachment.

## BEDROOM 1 (14' 4" x 9' 3") or (4.37m x 2.82m)

Emulsioned and coved ceiling, emulsioned walls, a continuation of the wood effect laminate flooring, PVCu double glazed window overlooking the rear garden and radiator.

## BEDROOM 2 (9' 10" x 8' 8") or (3.0m x 2.65m)

PVCu French doors leading out to the rear garden, emulsioned and coved ceiling, emulsioned walls, a continuation of the laminate flooring and radiator.





## OUTSIDE

To the front of the property is a low brick wall with mature borders and an area laid to lawn. Driveway for off road parking for up to four vehicles. Double gates leading to the side garage measuring 5.14m x 2.91m with an up and over door, power and lighting.


Enclosed low maintenance rear garden bound by brick wall and fencing, paved area and tiers leading up to a lawned area with border and shrubs. Greenhouse and garage.

## NOTE

We have been advised that the property will be freehold upon completion.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	67
(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.



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