



Heol Yr Ysgol, Bridgend, Bridgend County.
CF31 4RU

£192,500

Heol Yr Ysgol, Bridgend, Bridgend County. CF31 4RU

Three bedroom semi detached house comprising good sized lounge, kitchen, utility room, three bedrooms, family bathroom, off road parking and large rear garden. Viewing highly recommended.

£192,500 - Freehold

- Three bedroom semi detached house
- Good sized lounge / diner
- Generous rear garden backing onto school fields
- Large rear garden and off road parking
- IDEAL FIRST TIME PURCHASE
- EPC - D / Council tax - B
- FREEHOLD



DESCRIPTION

Introducing this three bedroom semi detached house situated within Cefn Glas and comprising a good sized lounge, kitchen, utility room, three bedrooms, family bathroom, large rear garden and off road parking.

The property is within close proximity of Llangewydd Junior School and walking distance of Bryntirion Comprehensive School, within walking distance or a short drive to Bridgend town centre and good road links to the A48 and M4 corridor.

Key Features

Generous rear garden backing onto school fields

Off road driveway parking

Close to Cefn Glas and Llangewydd Juniors Primary Schools and Bryntirion Secondary School.

FREEHOLD

ENTRANCE

Via PVCu composite door into the entrance porch and PVCu door into the entrance hall.

ENTRANCE HALL

Papered ceiling and walls, dado rail, staircase with fitted carpet leading to the first floor, under stairs storage area, radiator and PVCu frosted double glazed window to the side of the property. Two doors leading off.

LOUNGE (11' 9" x 20' 11") or (3.58m x 6.38m)

Papered and coved ceiling, papered walls, fitted carpet, radiator, PVCu door with side panel leading into garden room, PVCu double glazed bay window to the front of the property and feature fire surround housing an electric fire.

KITCHEN (10' 4" x 11' 3") or (3.14m x 3.44m)

Access off the hallway or lounge. Polycarbonate roof, part papered/part tiled walls, vinyl flooring, radiator, a range of wall and base units with a complementary work surface housing a stainless steel sink and drainer. Plumbing for washing machine. Integrated electric oven with gas hob and extractor hood. Space for freestanding fridge/freezer. PVCu door leading into garden room.

GARDEN ROOM (14' 7" x 5' 10") or (4.44m x 1.79m)

L shaped room, measurements to the widest point. Emulsioned ceiling with down lights, emulsioned walls, tiled flooring, PVCu double glazed window and door to the rear of the property.

LANDING

Via staircase with fitted carpet. Papered ceiling, access into loft, papered walls with dado rail, fitted carpet, radiator and four doors leading off.

BATHROOM (6' 4" x 6' 4") or (1.94m x 1.93m)

Polycarbonate roof, fully tiled walls, vinyl flooring, PVCu frosted double glazed window to the rear of the property and radiator. Three piece suite comprising WC, wash hand basin and panelled bath.



BEDROOM 1 (10' 4" x 11' 1") or (3.14m x 3.38m)

Papered and coved ceiling, papered walls, PVCu double glazed window to the rear of the property, radiator and built in wardrobes housing the gas combination boiler.

BEDROOM 2 (10' 4" x 10' 1") or (3.15m x 3.08m)

Papered and coved ceiling, papered walls, fitted carpet, PVCu double glazed window to the front of the property, radiator and built in wardrobe.

BEDROOM 3 (7' 4" x 9' 6") or (2.23m x 2.90m)

Papered and coved ceiling, papered walls, fitted carpet and PVCu double glazed window to the front of the property.

OUTSIDE

Double off road parking to the front, laid with block paving and decorative stone edging.

The rear garden is enclosed with steps leading to pathway which takes you to the rear of the garden. Patio area ideal for garden furniture, fish pond, flower beds, outside WC and storage shed. Access to the front of the property.

DIRECTIONS

From Bridgend town take Park Street to Bryntirion traffic lights - turn right into Bright Hill, take 3rd right onto Heol Y Frenhines and take first left onto Heol Y Ysgol, the property is on the right hand side.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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