

Payton  
Jewell  
Caines



Waun Wen Bettws Road, Llangeinor,  
Bridgend County. CF32 8PH

£365,000

 PAYTON  
JEWELL  
CAINES



## Waun Wen Bettws Road, Llangeinor, Bridgend County. CF32 8PH

Five bedroom detached house comprising entrance hall, two reception rooms, generous open plan kitchen / living / dining room, wc and utility. Five bedrooms, two en-suites and family bathroom. Double garage and driveway parking. No onward chain

**£365,000 - Freehold**

- Five bedroom detached house
- Generous open plan kitchen / living / dining room
- Ensuites to two bedrooms
- Enclosed rear garden/ NO ONGOING CHAIN
- Off road parking/ double garage
- EPC-C , Council tax band - F



## DESCRIPTION

Introducing this modern five bedroom detached house situated in a semi-rural location within the Garw valley. The property was originally built in 2011 and is set within a small modern development of similar properties. The village of Llangeinor is close by offering access to Tynyrheol Primary School, the Llangeinor Arms pub and local sports clubs. Bridgend town is 5 miles away with great transport links via the M4 and Junction 36 and the mainline train station.

### Key Features

Modern detached house with 5 bedrooms

Generous family accommodation comprising over 2,000 sqft

Flood risk - very low

BT and Sky broadband. No Virgin.

NO ONWARD CHAIN

## ENTRANCE

Via wood effect PVCu part glazed panel door with frosted side panel into entrance hall finished with skimmed and coved ceiling, emulsioned walls, radiator and grey tiled flooring. Under stair storage cupboard. Doors leading off.

## RECEPTION 1 (19' 5" x 11' 10") or (5.91m x 3.61m)

Emulsioned and coved ceiling, emulsioned walls, PVCu box bay window overlooking the front of the property, PVCu french doors leading to rear garden, two radiators and fitted carpet. Log burner with granite hearth to remain.

## RECEPTION 2 (9' 9" x 8' 4") or (2.98m x 2.54m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking rear garden, radiator and fitted carpet.

## DOWNSTAIRS W.C.

Generous downstairs WC finished with emulsioned and coved ceiling, emulsioned walls with tiling to splash back area, PVCu frosted window overlooking the rear and radiator. Two piece suite comprising WC and pedestal wash hand basin with chrome tap.

## KITCHEN/DINER/LIVING ROOM (26' 8" x 13' 9") or (8.14m x 4.18m)

Emulsioned and coved ceiling with inset spot lights and pendant fittings, emulsioned walls, PVCu window overlooking the side of the property with further PVCu window overlooking the front, part laminate flooring with tiled flooring leading to the kitchen and dining area. PVCu French doors leading out to rear garden. A range of wall and base units in cream with complementary work surface housing one and a half stainless steel sink with mixer tap and drainer, electric hob with overhead extractor and built in double oven. Integrated dishwasher. Space for living room furniture, dining table and chairs. Door leading to utility.

## UTILITY (8' 1" x 6' 11") or (2.46m x 2.12m)

Emulsioned and coved ceiling, emulsioned walls with tiling to splash back areas, complementary matching base units with single stainless steel sink and tiled flooring. Combination boiler. PVCu part glazed door leading to the side of the property.





## FIRST FLOOR LANDING

Via dog leg stairs with fitted carpet on to the gallery style landing. Emulsioned and coved ceiling, emulsioned walls, radiator, PVCu window overlooking the front of the property. Storage cupboard with radiator.

### BEDROOM 1 (25' 2" x 13' 9") or (7.68m x 4.19m)

Emulsioned ceiling, part vaulted ceiling with one Velux window and two PVCu double glazed windows overlooking the front of the property, emulsioned walls, two radiators and fitted carpet. Access into eaves storage space. Built in mirrored fitted wardrobes.

### EN-SUITE (16' 2" x 5' 2") or (4.94m x 1.57m)

Emulsioned ceiling and walls with tiling to splash back areas, Velux window overlooking the side of the property, extractor fan, chrome towel rail, cream tiled flooring. Three piece suite comprising WC, wall hung sink and corner shower tray with chrome shower.

### BEDROOM 2 (13' 4" x 9' 1") or (4.06m x 2.77m)

Emulsioned and coved ceiling, emulsioned walls, two PVCu windows overlooking the rear garden, radiator and fitted carpet.

### EN-SUITE (9' 1" x 4' 1") or (2.76m x 1.25m)

Emulsioned and coved ceiling, two walls fully tiled and two walls emulsioned, chrome towel rail, extractor fan and grey tiled flooring. Three piece suite comprising WC, wall hung sink and corner bath with electric shower.

### BEDROOM 3 (12' 0" x 8' 3") or (3.67m x 2.52m)

Emulsioned and coved ceiling, access to loft, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet.

### BEDROOM 4 (11' 11" x 9' 1") or (3.62m x 2.77m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet.

### BEDROOM 5 (11' 11" max x 9' 11" max) or (3.62m max x 3.03m max)

Measurements into the recess. Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the front of the property, radiator and fitted carpet.

### FAMILY BATHROOM (9' 11" x 8' 4") or (3.01m x 2.54m)

Emulsioned and coved ceiling, extractor fan, emulsioned walls with two fully tiled walls, chrome towel radiator, frosted glazed window overlooking the side of the property and tiled flooring. Three piece suite comprising WC, wall hung sink and P shaped bath with chrome mixer tap and over bath shower and curved screen.



## OUTSIDE

Enclosed rear garden via wooden fence, side gated access from both sides of the property leading to the front. Mainly laid to lawn with large sandstone patio ideal for garden furniture. Outside water tap. Footpath leading around the property.

Off road parking to the front of the property with area laid to lawn. Indian sandstone path leading to front door. Outside tap. Electric vehicle charging point.

## DOUBLE GARAGE

Access via two up and over doors. Courtesy door and window. Power installed. Outside light.

## NOTE


In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. N.B. This property will be sold subject to our clients standard covenants, further details of which are available upon request.

Due to the charity nature of our client no offer will be considered until week beginning 8th April 2024.



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>		82
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(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)

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