



Pen Y Berllan, Cefn Glas, Bridgend. CF31
4QQ

£199,995

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Immaculately presented two bedroom semi detached house comprising entrance hall, good sized lounge, downstairs w.c. modern fitted kitchen, family bathroom, EN SUITE to master bedroom, enclosed rear garden and OFF ROAD PARKING. MUST BE VIEWED!

£199,995 - Freehold

- Two double bedroom semi detached house
- Immaculately presented throughout
- Good sized lounge with French doors
- En suite to the master bedroom
- Landscaped rear garden / Off road parking
- EPC - B / Council tax - C



DESCRIPTION

Introducing this two double bedroom semi detached house situated in Cefn Glas offering lovely sized accommodation. The property comprises entrance hall, kitchen, lounge/diner with French doors leading to the enclosed rear garden, two double bedrooms to the first floor, en suite to the master bedroom and built in wardrobe, family bathroom, gas combination boiler and PVCu double glazing throughout. The property is situated within walking distance of Bridgend town centre and within close proximity of McArthur Glen Designer Outlet, the A48, M4 corridor, rail links, Bryntirion Comprehensive School, Cefn Glas Infants and Llangewydd Junior School. Must be viewed to be appreciated.

ENTRANCE

Via part glazed and frosted composite door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with pendant light and smoke alarm, emulsioned walls, skirting and white porcelain tiled flooring which continues throughout the downstairs. Storage cupboard housing the gas combination boiler and hanging rails. Opening into the kitchen and doors leading to the lounge and downstairs w.c.

DOWNSTAIRS W.C. (5' 2" x 2' 11") or (1.57m x 0.90m)

Emulsioned ceiling with extractor fan, emulsioned walls with tiling to the splash back areas, skirting and radiator. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome mixer tap.

KITCHEN/DINER (10' 0" max x 6' 2" max) or (3.04m max x 1.88m max)

Emulsioned ceiling with inset chrome spot lights, emulsioned walls and skirting. A range of low level and wall mounted units with complementary roll top work surfaces and matching up stands. Integrated electric oven with gas burner, stainless steel splash back and extractor fan above. Space for washing machine and freestanding fridge freezer. Integrated one and half bowl stainless steel sink with chrome mixer tap and PVCu double glazed window overlooking the front of the property.

LOUNGE/DINER (18' 10" max x 12' 10" max) or (5.75m max x 3.92m max)

Emulsioned ceiling with two pendants lights, emulsioned walls with one feature papered wall, skirting and two radiators. PVCu double glazed French doors leading to the rear garden with two side panels, night and day blinds, curtains and curtain poles to remain. Space for table and chairs. Stairs leading to the first floor.

LANDING

Via stairs with fitted carpet and oak handrail. Emulsioned ceiling with centre pendant light, smoke alarm and loft access. Emulsioned walls, skirting and fitted carpet.

BEDROOM 1 (13' 0" max x 11' 11" max) or (3.95m max x 3.63m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, aerial socket, radiator, two PVCu double glazed windows overlooking the rear of the property and wall to wall fitted wardrobe to remain. Doorway leading to the over stairs storage with shelving and door leading into the en suite.



EN-SUITE (6' 2" max x 5' 3" max) or (1.87m max x 1.61m max)

Emulsioned ceiling with centre light and extractor fan, emulsioned walls, skirting, laminate flooring, PVCu frosted glazed window overlooking the side of the property and anthracite grey towel rail. Three piece suite comprising pedestal wash hand basin with chrome mixer tap with tiling to the splash back areas, low level w.c. and good sized enclosed shower with overhead electric shower and bi-fold screen.

BEDROOM 2 (8' 6" max x 12' 11" max) or (2.58m max x 3.93m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, aerial socket, two PVCu double glazed windows overlooking the front of the property and radiator.

FAMILY BATHROOM (6' 8" x 6' 3") or (2.04m x 1.90m)

Emulsioned ceiling with centre light and extractor fan, emulsioned walls with tiling to splash back areas, skirting and LVT flooring, radiator and PVCu frosted double glazed window overlooking the side of the property. Three piece suite comprising pedestal wash hand basin with chrome mixer tap and fitted mirror, low level w.c. and bath with chrome mixer tap.

OUTSIDE

Pathway leading to the front door with decorative stones and borders with shrubbery. Off road parking for two vehicles and side gate leading to the rear garden.

Enclosed rear garden with feather edge fencing, set on two tiers, laid to lawn and decorative stone with pathway and raised borders. Freestanding shed to remain and gate leading to side access. Outside lighting and double socket.


NOTE

Night and day blinds to remain throughout the property.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.



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