



Payton
Jewell
Caines

Oxford Street, Pontycymer, Bridgend,
Bridgend County. CF32 8DF

£116,995

PJC PAYTON
JEWELL
CAINES

Oxford Street, Pontycymer, Bridgend, Bridgend County. CF32 8DF

Traditional end of terrace house comprising entrance hall, open plan lounge/diner, kitchen/breakfast room, three bedrooms, family bathroom and enclosed rear garden. Centrally located in Pontycymer. Ideal first time or investment purchase.

£116,995 - Freehold

- Traditional three bedroom end of terrace house
- Modern fitted kitchen / breakfast room
- Open plan lounge/diner
- Recently fitted Worcester gas fired combination boiler with Hive system
- Generous size bathroom to the first floor
- Two excellent double bedrooms and one good size single
- EPC - D / Council tax - D



DESCRIPTION

Introducing this end of terrace three bedroom property situated within close proximity of the Co-op and further amenities within Pontycymer and within a 15 minute drive of Bridgend town centre and J36 of the M4 corridor and McArthur Glen Designer Outlet where you will find all shops, restaurants, Sainsburys and Cinema. Ideal first time or investment purchase.

The property benefits from an open plan lounge / diner, kitchen / breakfast room and an elevated rear garden. There is direct gated access from the side to the community car park where there is generous off street parking and the use of two electric car charging stations.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Central light fitting to remain, emulsioned walls, wood effect flooring, wall mounted fuse box, stairs leading to the first floor and doorway through to the open plan lounge/diner.

DINING AREA (12' 2" x 7' 10") or (3.70m x 2.40m)

Overlooking the rear via PVCu double glazed window with fitted venetian blind and finished with a coved ceiling, central light fitting, emulsioned walls, skirting and wood effect flooring with a large open archway into the lounge.

LOUNGE (9' 4" x 11' 4") or (2.85m x 3.45m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling, central light fitting, emulsioned walls, skirting and a continuation of the wood effect floor. Doorway through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (16' 5" x 8' 2") or (5.0m x 2.50m)

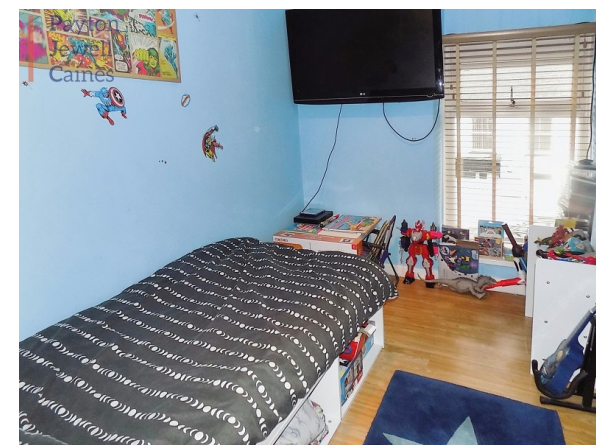
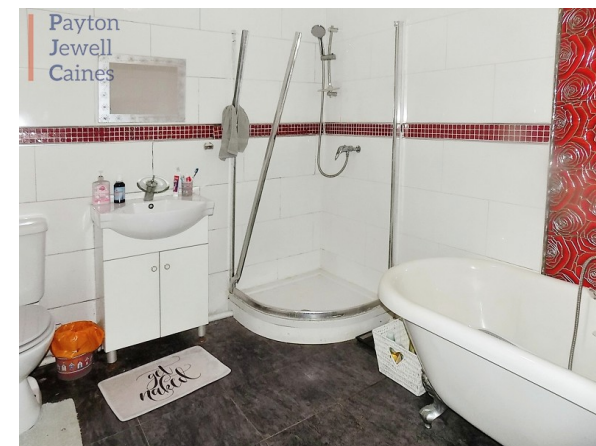
Overlooking the side via PVCu double glazed window with a fitted venetian blind and a PVCu part frosted double glazed door leading out to the side of the property. Finished with a coved ceiling, central light fitting, emulsioned walls, skirting and wood effect flooring. A range of low level and wall mounted kitchen units in shaker style with brushed chrome handles and complementary roll top work surface, inset sink with swan neck tap and drainer. Integrated waist height electric oven with electric hob, overhead extractor hood and glass splash back. Space for fridge/freezer, plumbing for automatic washing machine, ceramic tiles to the splash back areas and wall mounted Worcester gas fired combination boiler. Recess under the stairs for handy storage.

LANDING

Via stairs with fitted carpet and wooden balustrade.

BEDROOM 1 (17' 5" x 10' 6") or (5.30m x 3.20m)

Overlooking the side via PVCu double glazed window with a fitted venetian blind and finished with papered walls, skirting and fitted carpet.



FAMILY BATHROOM

Overlooking the rear via PVCu frosted double glazed window with a fitted venetian blind and finished with emulsioned ceiling, central light fitting to remain, coving, full height ceramic tiles to the wall and vinyl flooring in tile effect. Four piece suite comprising w.c. wash hand basin with storage below, freestanding slipper bath with chrome mixer tap and shower attachment and quadrant style shower base with wall mounted plumbed shower enclosure (sold as seen) and a wall mounted heated chrome towel rail.

BEDROOM 2 (13' 1" x 7' 10") or (4.00m x 2.40m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with central light fitting, emulsioned walls, skirting and wood effect laminate flooring.

BEDROOM 3 (9' 10" x 6' 11") or (3.00m x 2.10m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with central light fitting, emulsioned walls, skirting and laminate flooring.

OUTSIDE


Side return with gated access to the car park to the side, steps leading up to a tiered rear garden laid to patio and lawn with mature leyland and additional storage to the rear.

Enclosed front garden laid to patio with gated access onto Oxford Street.

Community car park to the side of the property with two electric charging points for electric vehicles.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(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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