

Payton
Jewell
Caines



Cefn Glas Road, Bridgend, Bridgend County.
CF31 4PG

£235,000



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Semi detached extended three double bedroom character property built in the 1800s. The property comprises a dining area, lounge, kitchen/diner, downstairs shower room and first floor bathroom, three bedrooms, enclosed rear garden and off road parking. Elevated panoramic views to the front. Viewing recommended.

£235,000 - Freehold

- Well presented three bedroom semi detached house
- Lounge and dining area
- Three double bedrooms
- Downstairs shower room and first floor bathroom
- Good size enclosed rear garden / off road parking
- EPC - C / Council tax - C



DESCRIPTION

Introducing this recently renovated semi detached period cottage which retains much of its original charm and is ideally located within a 5 minute walk of Bridgend town centre giving easy access to the mainline train station and good road access to the M4 motorway and McArthur Glen shopping Outlet. The property benefits from a lounge, dining area, downstairs shower room and first floor bathroom, enclosed rear garden and off road parking. Viewing highly recommended.

ENTRANCE

Via part glazed and frosted PVCu door into the entrance dining area.

DINING AREA (13' 0" max x 11' 8" max) or (3.96m max x 3.55m max)

Stairs leading to the first floor and doors leading to the kitchen/diner and lounge. Emulsioned ceiling and walls, skirting and fitted carpet. Wall mounted radiator and PVCu double glazed window overlooking the front of the property. Feature chimney breast with exposed stonework.

LOUNGE (11' 7" max x 9' 10" max) or (3.54m max x 3.00m max)

Emulsioned ceiling, emulsioned walls, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the front of the property. Feature chimney breast with exposed stonework.

KITCHEN/DINER (13' 9" max x 13' 1" max) or (4.19m max x 3.99m max)

Emulsioned ceiling with centre pendant light and smoke alarm, emulsioned walls, skirting and vinyl flooring in tile effect. A range of base and wall units in shaker style with complementary roll top marble effect work tops with matching up stands. Wall mounted combination boiler, inset stainless steel sink with chrome mixer tap and glass splash back. Integrated electric oven with four ring gas hob with overhead stainless steel extractor and glass splash back. Space for freestanding fridge/freezer and space for dining table. Plumbing for washing machine and dishwasher. Radiator, PVCu double glazed doors leading to the rear garden and PVCu double glazed window overlooking the front of the property.

INNER HALLWAY

Doors leading to the downstairs shower room and to the off road parking to the side of the property. Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and a continuation of the vinyl flooring in tile effect. PVCu double glazed window to the front of the property and a part glazed PVCu door leading to the parking area.

DOWNSTAIRS SHOWER ROOM (5' 9" x 5' 4") or (1.74m x 1.62m)

Emulsioned ceiling with centre light, emulsioned walls with aqua panels to the splash back areas, skirting and vinyl flooring in grey tile effect, wall mounted chrome radiator and frosted PVCu double glazed window overlooking the side of the property. Three piece suite comprising vanity sink unit with chrome mixer tap, low level w.c. walk in shower with glass screen and overhead chrome mixer shower and wall mounted extractor fan.

LANDING

Via stairs with fitted carpet and handrail, split off to two sections with steps either side. Emulsioned ceiling with centre light and access to the loft, smoke alarm, emulsioned walls, skirting and a continuation of the fitted carpet. PVCu double glazed window overlooking the rear garden and double French doors leading out to the rear garden. Exposed original beams.



BEDROOM 2 (11' 6" max x 9' 3" max) or (3.51m max x 2.82m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator, PVCu double glazed window overlooking the front of the property. Original exposed beams.

BEDROOM 3 (12' 5" x 8' 4") or (3.78m x 2.54m)

Emulsioned ceiling with centre pendant light, exposed beams, emulsioned walls, skirting and a continuation of the fitted carpet. Radiator and two PVCu double glazed windows overlooking the front of the property. Exposed fireplace with red brick and stonework.

BEDROOM 1 (16' 0" x 9' 4") or (4.87m x 2.85m)

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

FAMILY BATHROOM (9' 3" x 5' 11") or (2.81m x 1.80m)

Emulsioned ceiling with extractor fan and centre light, emulsioned walls, aqua panelling to the bath area, skirting and vinyl flooring in tile effect. Chrome towel rail radiator and PVCu double glazed window overlooking the front of the property. Three piece suite comprising bath with chrome mixer tap, low level w.c. and vanity sink unit with chrome mixer tap.


OUTSIDE

Access to rear patio area from kitchen doors. Ideal for small table and chairs. Steel staircase leading to enclosed rear garden laid to lawn. Space for off-road parking with concrete path.

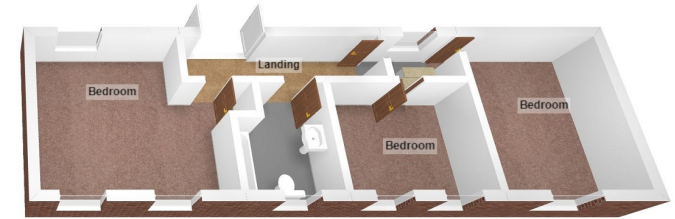


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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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