

Payton
Jewell
Caines



Llety Gwyn, Bridgend, Bridgend County.
CF31 1RG

£340,000



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Four bedroom DETACHED house comprising entrance hall, DOWNSTAIRS WC, kitchen, utility, TWO RECEPTION ROOMS, ENSUITE to bedroom one plus three further bedrooms, family shower room, LOW MAINTENANCE rear garden, OFF ROAD PARKING and GARAGE. Within walking distance of the train station.

£340,000 - Freehold

- Extended four bedroom detached house
- Immaculately presented throughout/ Two reception rooms
- Downstairs WC/ Utility
- Ensuite to bedroom one
- Off road parking/ Garage
- Low maintenance rear garden/Council tax band - D/ EPC - C



DESCRIPTION

Introducing this immaculately presented four bedroom detached house which has been extended to the rear offering generous sized living accommodation and positioned within a quiet location with good road access to Bridgend town centre, M4 corridor and walking distance to Litchard Primary School.

The property benefits from a downstairs WC, extended kitchen/diner with quality fittings, two reception rooms, utility, ensuite to master bedroom, off road parking and a garage.

ENTRANCE

Via part frosted glazed composite door into the entrance hall finished with papered and coved ceiling, centre light, smoke alarm, emulsioned walls, radiator, skirting and click vinyl flooring in a light wood effect. Stairs leading to first floor. Doors leading to lounge and kitchen. Door to under stair storage.

LOUNGE (14' 1" x 11' 1") or (4.28m x 3.38m)

Papered and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed bay window overlooking the front of the property, feature electric fire with marble hearth, marble back plate and wooden mantel, skirting and fitted carpet. Glazed double wooden doors leading into second reception room.

KITCHEN (17' 5" x 11' 9") or (5.32m x 3.59m)

Skimmed and coved ceiling, centre spot light, sunken stainless steel spot lights, Velux window, emulsioned walls with subway tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property, skirting and wood effect tiled floor. A range of wall and base units in a shaker style with complementary granite work surface. Double built in electric oven, five ring gas hob with overhead black extractor fan. Space for freestanding fridge/freezer. Double Belfast sink with chrome mixer tap and integrated fridge. Door leading to utility and door leading to second reception room.

RECEPTION 2 (17' 5" max x 9' 5" max) or (5.32m max x 2.86m max)

Skimmed and coved ceiling, centre pendant light, sunken spot lights, Velux window, emulsioned walls, radiator, PVCu double glazed French doors leading out to rear garden, skirting and wood effect vinyl tiled flooring. Glazed double wooden doors leading to lounge.

UTILITY (6' 5" x 5' 8") or (1.96m x 1.73m)

Skimmed ceiling, centre spot lights, emulsioned walls with tiling to splash back area, skirting and a continuation of the tiled floor from the kitchen and part frosted glazed composite door overlooking the side of the property. Wall and base units matching the kitchen in a shaker style with matching granite work surface. Wall mounted Worcester combination boiler. Space for washing machine and space for dishwasher. Door to downstairs WC.

DOWNSTAIRS W.C. (5' 8" x 3' 3") or (1.73m x 0.99m)

Skimmed and coved ceiling, centre light, emulsioned walls with tiling to splash back areas, radiator, PVCu frosted double glazed window overlooking the rear of the property, skirting and a continuation of the wood effect tiled flooring. Two piece suite comprising low level WC and vanity sink unit with granite work surface, top mounted bowl with chrome mixer tap.



FIRST FLOOR LANDING

Via stairs with hand rail, spindles and fitted carpet. Textured ceiling, centre light, smoke alarm, access to loft which is boarded and has a drop down ladder, emulsioned walls, skirting and fitted carpet. Doors leading to four bedrooms and family bathroom. Airing cupboard with shelving.

FAMILY SHOWER ROOM (6' 9" max x 5' 6" max) or (2.06m max x 1.68m max)

Skimmed ceiling, extractor fan, sunken spot lights, fully tiled walls, frosted PVCu double glazed window overlooking the rear of the property, wall mounted chrome towel radiator, shaver point, mirror and wood effect tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and large walk in shower with sliding glass screen and overhead chrome mixer.

BEDROOM 1 (14' 4" max x 12' 9" max) or (4.38m max x 3.88m max)

Papered and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Built in double wardrobes. Door to ensuite.

EN SUITE (6' 6" x 5' 4") or (1.98m x 1.63m)

Skimmed ceiling, sunken spot lights, fully tiled walls, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the front of the property and wood effect vinyl click tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and good sized walk in shower with glass screen and overhead electric shower.

BEDROOM 2 (13' 6" max x 11' 3" max) or (4.11m max x 3.42m max)

Papered and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Double doors to built in storage.

BEDROOM 3 (10' 6" x 9' 7") or (3.19m x 2.93m)

Skimmed and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in single wardrobe.

BEDROOM 4 (10' 7" max x 10' 6" max) or (3.22m max x 3.19m max)

Skimmed ceiling, centre light, access to loft, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in double wardrobes.

OUTSIDE

Enclosed low maintenance rear garden mainly laid to Indian sandstone with an area of decorative stone. Raised beds with flowers and mature shrubs.

Enclosed frontage with metal double gates leading to driveway parking for two vehicles. Area laid to lawn bordered with shrubs and flowers. Block paved driveway. Paved pathway leading to both sides of the property to access to the rear garden. Outside tap to the side of the property.

GARAGE

Traditional up and over garage door.




NOTE

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

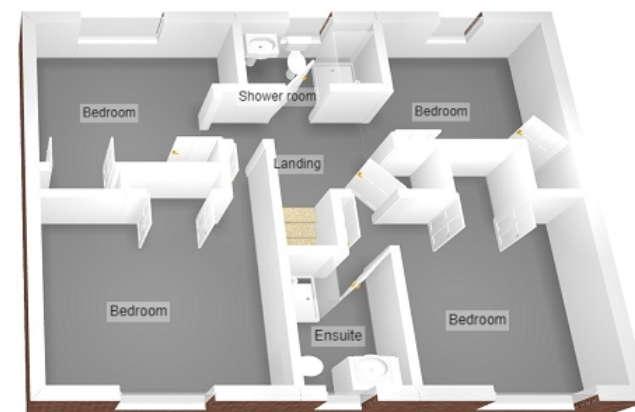


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(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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