

Payton
Jewell
Caines



Keats Close, Bridgend, Bridgend County.
CF31 4PW

£239,950

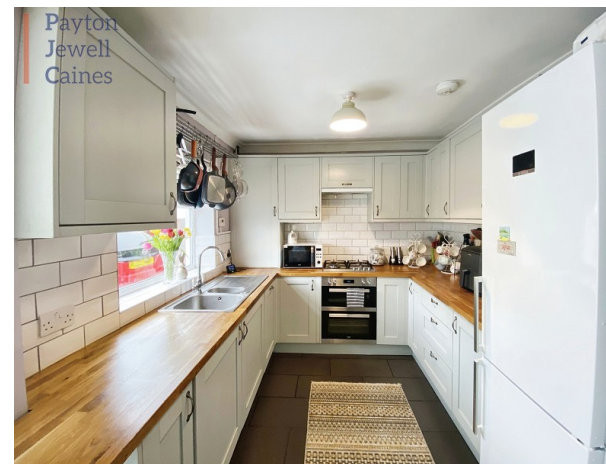
PJC PAYTON
JEWELL
CAINES

Keats Close, Bridgend, Bridgend County. CF31 4PW

Well presented three bedroom semi detached bungalow situated in a quiet cul de sac, within the popular area of Cefn Glas. The property benefits from three bedrooms, extended lounge with vaulted ceilings, family shower room, open plan kitchen/diner and off road parking. Early viewing is recommended.

£239,950 - Freehold

- Three bedroom semi detached bungalow
- Open plan kitchen / diner
- Extended lounge with vaulted ceiling
- Enclosed rear garden
- Driveway parking to the front
- Council tax band - C/ EPC - C



DESCRIPTION

Introducing this immaculately presented three bedroom semi detached bungalow situated in a quiet cul de sac, within the popular area of Cefn Glas. The property benefits from three bedrooms, family shower room, lounge, open plan kitchen/diner and off road parking. Early viewing is recommended.

ENTRANCE

Via a PVCu part glazed door leading into the hallway. Emulsioned ceiling and walls with slate effect tiled flooring.

ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, tiled flooring, fuse box and radiator.

L-SHAPED LOUNGE (27' 2" x 9' 4") or (8.28m x 2.84m)

Emulsioned high vaulted ceiling, coving, emulsioned walls, two radiators, multi fuel burner, PVCu sliding doors to the rear, large PVCu window to the rear and laminate flooring. Stairs leading to the first floor.

KITCHEN/DINER (19' 8" x 10' 7") or (5.99m x 3.23m)

Emulsioned and coved ceiling, emulsioned walls, tiled flooring, radiator and chimney breast. A range of wall and base units in shaker style with wood effect work surfaces housing a one and half stainless steel sink with mixer tap. Combination boiler, built in under counter oven and hob with four burner hob. Space for fridge/freezer and two large windows PVCu double glazed windows to the front of the property.

FAMILY SHOWER ROOM (6' 8" x 5' 6") or (2.02m x 1.67m)

Emulsioned and coved ceiling, emulsioned walls with tiling to splash back areas, white PVCu frosted glazed window overlooking the side of the property, radiator and non slip vinyl flooring. Three piece suite comprising WC, wall mounted vanity sink and wet room shower.

BEDROOM 3 (9' 11" x 9' 6") or (3.01m x 2.90m)

Ground floor bedroom. Emulsioned and coved ceiling, emulsioned walls with one feature papered wall, PVCu window overlooking the side of the property, radiator and laminate flooring.

FIRST FLOOR LANDING

Stairs leading to first floor with fitted carpet. Emulsioned ceiling and walls.

BEDROOM 1 (16' 9" x 8' 8") or (5.10m x 2.63m)

Measurements into the recess. Emulsioned ceiling and walls, window overlooking the front, radiator and laminate flooring. Part panelled glazed door leading to bathroom.

EN-SUITE BATHROOM (8' 2" x 5' 10") or (2.48m x 1.77m)

Emulsioned ceiling, extractor fan, emulsioned walls with tiling to splash back areas, radiator and vinyl flooring. Three piece suite in white comprising high level WC, vanity sink unit and bath with chrome mixer tap.

BEDROOM 2 (8' 11" x 8' 2") or (2.71m x 2.48m)

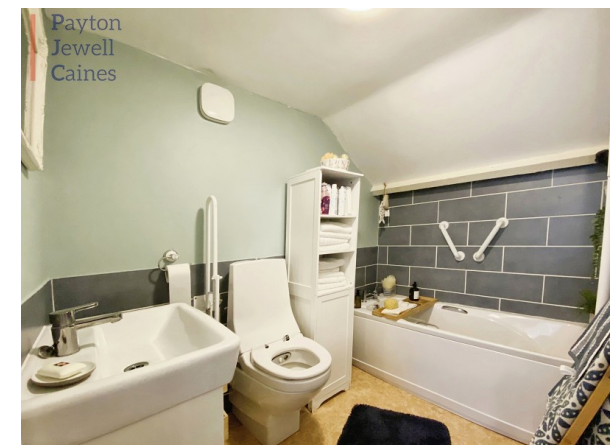
Emulsioned ceiling and walls, PVCu window overlooking the front of the property, radiator and laminate flooring.



OUTSIDE


Raised decking area with balustrade, steps down to a summer house and the rear garden. Bound by stone wall and fencing. The bottom tier is laid to lawn with a corner plot for vegetables and wooden garden shed. Side access housing storage units, outside tap and power point. Wooden gate leading to the front.

To the front of the property is a concrete driveway, low maintenance graveled garden, raised flower beds, electric power point and housing meter. Paving with ramp leading to the front door which is at the side of 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		
(81-91) B		87
(69-80) C	69	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk