

Payton
Jewell
Caines



Springfield Gardens, Bridgend, Bridgend
County. CF31 1HP

£269,950

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Larger style three bedroom DETACHED BUNGALOW comprising entrance hall, open plan lounge/diner, kitchen, shower room with separate w.c. low maintenance enclosed rear and front gardens, OFF ROAD PARKING and SINGLE GARAGE. Ideal retirement purchase. Sold with no onward chain.

£269,950

- Three bedroom detached bungalow
- Open plan lounge/diner
- Enclosed low maintenance front and rear gardens
- Off road parking to the front
- Garage / EPC - D / Council tax -
- No ongoing chain



DESCRIPTION

Introducing this larger style three bedroom detached bungalow located within the popular area of Springfield Gardens which gives easy access to Bridgend town centre, Princess of Wales hospital and the M4 at junction 36. The property has been well maintained and benefits from a gas fired combination boiler, low maintenance enclosed front and rear gardens, detached single garage and good off road parking. The property is sold with NO ONWARD CHAIN.

ENTRANCE

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

ENTRANCE HALL

Textured ceiling with centre pendant light and loft access, emulsioned walls with centre strip, skirting, radiator, laminate flooring and wall mounted consumer box. Doors leading into the lounge, kitchen, three bedrooms, shower room, w.c. and airing cupboard.

LOUNGE/DINER (22' 5" max x 16' 7" max) or (6.83m max x 5.05m max)

Textured ceiling with two sets of centre lights and fans, emulsioned walls, skirting, fitted carpet, two radiators, two PVCu double glazed windows overlooking the front and PVCu double glazed window overlooking the side of the property. Feature electric fireplace with marble hearth and back plate with wooden mantle. Space for good sized family dining table and chairs. Sliding door leading into the kitchen.

KITCHEN (12' 3" x 9' 8") or (3.73m x 2.95m)

Textured ceiling with centre spot lights, emulsioned walls with tiling to the splash back areas, skirting, laminate flooring in tile effect, radiator and PVCu double glazed window overlooking the side of the property. A range of base and wall units in shaker style with complementary roll top work surfaces, integrated fridge/freezer, freestanding electric oven with four ring gas hob and overhead extractor fan. Integrated dishwasher, inset one and half stainless steel sink with chrome mixer tap.

BEDROOM 1 (12' 6" x 11' 1") or (3.80m x 3.38m)

Textured ceiling with centre pendant light, emulsioned walls with feature papered wall, skirting, laminate flooring in wood effect and space for large freestanding wardrobes. Radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 2 (11' 1" max x 9' 8" max) or (3.37m max x 2.95m max)

Textured ceiling with centre light and fan, emulsioned walls, skirting, laminate flooring in wood effect, radiator and sliding PVCu double glazed door leading to the rear garden.

BEDROOM 3 (9' 8" max x 8' 10" max) or (2.95m max x 2.68m max)

Textured ceiling with centre pendant light, emulsioned walls, skirting, fitted vinyl flooring in wood effect, alcove ideal for built in wardrobes, radiator and PVCu double glazed window overlooking the side of the property.

W.C. (6' 6" x 2' 11") or (1.98m x 0.88m)

Textured ceiling with centre pendant light and extractor fan, half height aqua panelled walls, tiled flooring and frosted PVCu double glazed window overlooking the side of the property. Two piece suite comprising low level w.c. and corner wash hand basin.



SHOWER ROOM (6' 5" max x 5' 11" max) or (1.95m max x 1.81m max)

Textured ceiling with centre light, floor to ceiling tiling to the splash back areas, remainder walls aqua panelled in marble effect and tiled flooring. Chrome towel rail radiator and frosted PVCu double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. vanity sink unit with chrome mixer tap and walk in shower with overhead mixer shower, mosaic tiled floor and glass screen. Wall mounted mirrored cabinet. Airing cupboard housing the gas boiler with shelving and hanging rails.


OUTSIDE

Driveway to the front of the property for 3/4 vehicles which leads up to the garage with a traditional up and over door, power and lighting. Side gate leading to the rear garden. Outside power, ramp with handrail leading to the front door.

Enclosed low maintenance rear garden laid to patio and area of decorative stone with shrubs which leads back to the driveway. Courtesy door leading into the garage. Outside tap.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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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