

Payton
Jewell
Caines



Greenfield Terrace, Llangynwyd, Maesteg,
Bridgend. CF34 9TG

£219,950

 PAYTON
JEWELL
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IMMACULATE traditional three bedroom mid terrace cottage comprising entrance hall, DOWNSTAIRS BATHROOM, lounge, open plan kitchen/living/dining to the rear, three bedrooms, SHOWER ROOM TO FIRST FLOOR, enclosed rear garden and elevated decking to the front of the property overlooking woodland. Beautifully presented and must be viewed.

£219,950 - Freehold

- Traditional mid terrace cottage
- Open plan kitchen/living/dining to the rear
- Downstairs bathroom and upstairs showeroom
- Good sized enclosed rear garden
- Elevated decking to the front overlooking woodland
- Beautifully presented throughout/ EPC - C, Council tax band - B



DESCRIPTION

IMMACULATE traditional three bedroom mid terrace cottage comprising entrance hall, DOWNSTAIRS BATHROOM, lounge, open plan kitchen/living/dining to the rear, three bedrooms, SHOWER ROOM TO FIRST FLOOR, enclosed rear garden and elevated decking to the front of the property overlooking woodland. Beautifully presented and must be viewed.

Situated within the sought after village of Llangynwyd and overlooking woodland and rolling hills this beautiful cottage offers a lovely first time purchase or tranquil home to downsize to.

The generous garden to the rear benefits from a summerhouse and the elevated decking to the front is an ideal spot to enjoy the sunsets and green treelined views.

MUST BE VIEWED.

ENTRANCE HALL

Via part frosted glazed PVCu front door into the entrance hall finished with emulsions ceiling and walls, skirting and wood effect laminate floor. Wall mounted fuse box. Built in under stair storage.

DOWNSTAIRS BATHROOM

Central light fitting, ceiling mounted extractor, emulsions ceiling and walls, ceramic tiles to all splash back areas, radiator, skirting and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap, vanity shelf and storage below and a bath with a chrome mixer tap and shower hand attachment.

LOUNGE (10' 6" x 10' 10") or (3.20m x 3.30m)

Overlooking the front via PVCu double glazed window with fitted shutters to remain and finished with emulsions ceiling, central light fitting to remain, emulsions walls, skirting and a continuation of the laminate floor.

RECEPTION 2 (10' 8" x 10' 6") or (3.25m x 3.20m)

Central light fitting to remain, emulsions ceiling and walls, feature recessed wood burning stove with stone hearth, feature mantel, skirting and wood effect laminate floor. Large square arch way through into the open plan kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (17' 5" x 9' 2") or (5.30m x 2.80m)

PVCu double glazed window with fitted roller blind leading out to the rear garden and PVCu double glazed French doors leading out onto the rear patio. Finished with emulsions ceiling with recessed LED spot lights, emulsions walls, skirting and a laminate floor. A range of low level and wall mounted handle free high gloss dove grey kitchen units with a complementary roll top work surface and splash back plinth, inset sink with swan neck tap and drainer. Induction hob with integrated extractor hood with glass splash back. Waist height electric oven with integrated microwave. Integrated dishwasher and fridge/freezer. Plumbing for automatic washing machine and space for tumble dryer. Breakfast bar.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage with a pull down ladder.



BEDROOM 1 (11' 2" max x 10' 6" max) or (3.40m max x 3.20m max)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and wood effect laminate flooring. Fitted storage housing air source heat pump and solar panel controls.

BEDROOM 2 (10' 6" x 8' 2") or (3.20m x 2.50m)

(currently used as a dressing room)Overlooking the front via PVCu double glazed window with fitted shutters to remain, emulsioned ceiling and walls, skirting and a wood effect laminate floor.

BEDROOM 3 (7' 3" x 8' 2") or (2.20m x 2.50m)

Overlooking the front via PVCu double glazed window with fitted shutters to remain and finished with central light pendant, emulsioned ceiling and walls, radiator, skirting and laminate floor.

SHOWER ROOM

PVCu frosted glazed tilt and turn window, central light fitting, ceiling mounted extractor, emulsioned ceiling and walls, heated wall mounted chrome towel rail, skirting and ceramic tiled flooring. Three piece suite comprising WC, wash hand basin with chrome mixer tap, vanity shelf and storage below, large walk in shower with a sliding glazed door housing electric shower.

OUTSIDE

Enclosed rear garden with a two tier patio, raised beds with chipped stone, steps leading up to an area of lawn with a central pathway leading to a rear summer house.

Enclosed front garden laid to decking with a southerly view over woodland.


NOTE

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

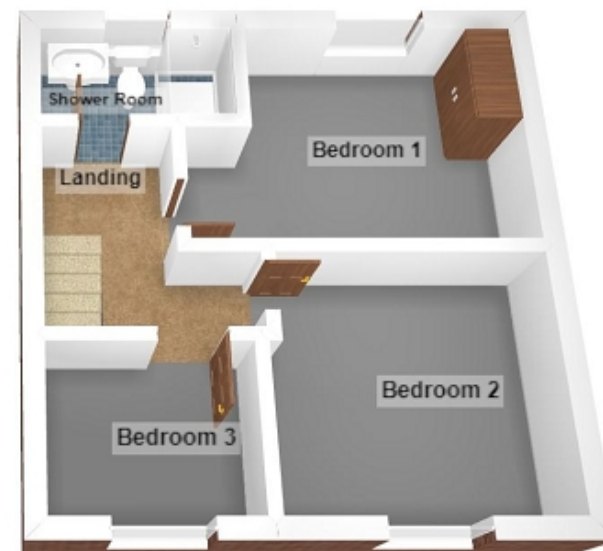


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(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.



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