

Payton  
Jewell  
Caines



Tudor Drive, Bettws, Bridgend County. CF32  
8YE

£220,000

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# Tudor Drive, Bettws, Bridgend County. CF32 8YE

Two double bedroom semi detached BUNGALOW set on a corner plot in a quiet location and comprising lounge, kitchen, CONSERVATORY, front, side and rear gardens, OFF ROAD PARKING and GARAGE. Viewing recommended.

## £220,000 - Freehold

- Two bedroom semi detached bungalow
- Set in a quiet location
- New fitted kitchen
- Good size plot with lovely hillside views
- Off road parking and garage
- Private rear garden
- EPC - C / Council tax - B





## DESCRIPTION

Introducing this well presented two bedroom semi detached bungalow situated in a quiet cul-de-sac in Bettws, which is within easy access of McArthur Glen Designer Outlet and a regular bus route to Bridgend Town Centre. The property benefits from a newly fitted kitchen, conservatory, front, side and rear gardens, off road parking and garage. Viewing recommended.

## ENTRANCE

Via two PVCu double glazed doors into the conservatory.

## CONSERVATORY (12' 1" x 11' 4") or (3.68m x 3.46m)

Glass roof, dwarf with PVCu double glazing above, skirting, tiled flooring, radiator and plumbing for washing machine. PVCu double glazed window looking into the kitchen and wooden frosted and glazed door leading into the kitchen.

## KITCHEN (11' 11" max x 7' 1" max) or (3.64m max x 2.16m max)

Emulsioned ceiling with inset spot lights, emulsioned walls with white subway tiling to the splash back areas, skirting and a continuation of the tiled flooring. Newly installed kitchen comprising a range of base and wall units in shaker style with complementary square edge marble effect work surfaces housing a resin sink with chrome mixer tap. Space for freestanding fridge/freezer and dishwasher, integrated electric oven with inset induction hob with overhead extractor fan and integrated microwave. Glazed wooden door leading into the lounge.

## LOUNGE (15' 7" max x 11' 1" max) or (4.74m max x 3.37m max)

Emulsioned ceiling with centre spot lights, emulsioned walls with wall mounted lights, skirting, vinyl flooring in wood effect, radiator and PVCu double glazed bay window overlooking the front of the property with fabulous views over the mountainside. Feature chimney breast with gas fire, wooden surround and marble back and hearth. Archway leading to the inner hallway.

## INNER HALLWAY

Doors leading to the two bedrooms, family bathroom and airing cupboard. Artexed ceiling with centre pendant light, smoke alarm and access to the loft via a pull down ladder which is boarded with power and the combination boiler. Emulsioned walls, skirting and vinyl flooring in wood effect. Airing cupboard with hanging rails, shelving and radiator.

## BEDROOM 1 (11' 5" max x 9' 1" max) or (3.48m max x 2.76m max)

Emulsioned ceiling with centre spot lights, papered walls, skirting, vinyl flooring in wood effect, radiator and PVCu double glazed window overlooking the rear of the property. Space for freestanding wardrobes.

## BEDROOM 2 (11' 5" max x 9' 3" max) or (3.49m max x 2.82m max)

Textured ceiling with centre pendant light, papered walls, skirting, parquet flooring, radiator and PVCu double glazed French doors leading to the rear garden. Door leading into built in storage with hanging rails and shelving.



## FAMILY SHOWER ROOM (7' 1" max x 6' 0" max) or (2.17m max x 1.83m max)

Emulsioned ceiling with centre light, floor to ceiling tiles in white gloss with centre border tile, vinyl flooring, chrome towel rail radiator and PVCu frosted double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. wash hand basin with chrome mixer tap set in vanity unit, corner mirror with overhead light and large enclosed shower tray with curved glass sliding screen and overhead chrome mixer shower.

## OUTSIDE

Large gardens surrounding the property with lovely views over the hillside. Steps lead to the front door and pathway to the side of the property. Various areas of raised beds with decorative stone and shrubbery providing privacy. Further area of lawn to the side with blossom trees, raised beds and summer house to remain and greenhouse.


The rear garden is enclosed with a patio area and raised borders. Outside tap and lighting. Pathway leading to off road parking and garage with traditional up and over door with power and lighting.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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