



Ton Glas, Cefn Glas, Bridgend County. CF31
4EH

£212,500

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Three bedroom semi detached house comprising entrance hall, open plan lounge/diner, kitchen, breakfast room, downstairs w.c. lean-to/utility area, two double bedrooms, study and attic room/bedroom three. Low maintenance rear garden with garden room and off road parking for two/three vehicles. Viewing recommended.

£212,500

- Three double bedroom semi detached house
- Garden room with potential for home office
- Open plan lounge/diner
- Low maintenance rear garden
- Off road parking for 2/3 vehicles
- EPC - D / Council tax - B



DESCRIPTION

Introducing this three bedroom extended semi detached property ideally situated in Cefn Glas, close to local amenities and schools. The property comprises open plan lounge/diner, kitchen, breakfast room, lean-to/utility, downstairs w.c. study, family bathroom, enclosed rear garden with garden room and off road parking to the front.

ENTRANCE

Via part glazed and frosted PVCu door with side panel into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with centre light, emulsioned walls, skirting, radiator and laminate flooring in wood effect. Stairs leading to the first floor with under stairs storage and door leading into the lounge/diner.

DINING AREA (12' 11" max x 12' 4" max) or (3.93m max x 3.77m max)

Textured and coved ceiling with centre light, emulsioned walls, skirting, laminate flooring in wood effect, two radiator and PVCu double glazed French doors leading to the rear garden. Square opening into the lounge and arch opening into the kitchen.

LOUNGE (12' 9" max x 9' 11" max) or (3.89m max x 3.01m max)

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting, a continuation of the laminate flooring, radiator and large PVCu double glazed window overlooking the front of the property. Feature chimney breast with alcoves either side.

BREAKFAST ROOM (6' 4" x 11' 3") or (1.92m x 3.43m)

Emulsioned and coved ceiling with inset chrome spot lights, emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. PVCu double glazed window overlooking the rear of the property and PVCu frosted window looking into the lean-to. A range of base units with complementary square edge marble effect work surfaces and breakfast bar. Arch opening leading into the breakfast room and downstairs w.c.

KITCHEN (10' 10" x 8' 8") or (3.31m x 2.63m)

Emulsioned ceiling with inset chrome spot lights, emulsioned walls with tiling to the splash back areas, two radiators, skirting and a continuation of the tiled flooring. A range of base and wall units in high gloss cream with complementary roll top work surfaces housing an inset one and half sink with chrome mixer tap. Space for washing machine and tumble dryer. Integrated electric oven and five ring gas hob with overhead extractor fan. PVCu double glazed window overlooking the rear and PVCu double glazed door leading out to the rear of the property. Bi-folding wooden doors leading into the downstairs w.c.

DOWNSTAIRS W.C. (4' 9" max x 2' 9" max) or (1.45m max x 0.84m max)

Emulsioned ceiling with centre light, emulsioned walls with tiling to the splash back areas, skirting and a continuation of the tiled flooring. Frosted PVCu double glazed window looking into the lean-to. Two piece suite comprising wash hand basin with chrome mixer tap and low level w.c.

LEAN-TO/UTILITY AREA (8' 7" max x 5' 10" max) or (2.61m max x 1.77m max)

Via PVCu frosted double glazed door. Perspex roof, PVCu double glazed door leading to the front of the property, PVCu panels to the front and to the side set on a dwarf wall and tiled flooring in light grey.



LANDING

Via stairs with spindle balustrade, fitted carpet and wooden handrail. Emulsioned ceiling with centre light and smoke alarm. Access to the eaves storage which is boarded with power and lighting. Emulsioned walls, skirting, fitted carpet and frosted PVCu double glazed window overlooking the side of the property.

FAMILY BATHROOM (6' 4" max x 5' 6" max) or (1.93m max x 1.68m max)

Emulsioned ceiling with inset spot lights, floor to ceiling tiles in light grey marble effect with matching floor tiles. Frosted PVCu double glazed window overlooking the rear of the property, chrome towel rail radiator and extractor fan. Three piece suite comprising w.c. and wash hand basin set in vanity sink unit with chrome mixer tap and l-shaped bath with overhead chrome shower and taps and folding glass screen.

BEDROOM 1 (12' 5" x 11' 10") or (3.78m x 3.60m)

Emulsioned ceiling with centre fan light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property. Built in storage cupboard housing the gas combination boiler and airing cupboard with shelving.

BEDROOM 2 (12' 5" max x 11' 1" max) or (3.79m max x 3.39m max)

Emulsioned and coved ceiling with centre fan light, emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of the property and radiator. Wardrobes to remain.

STUDY (9' 3" x 7' 10") or (2.83m x 2.38m)

Stairs leading to bedroom three. Textured ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

BEDROOM 3/ATTIC ROOM (12' 4" x 11' 4") or (3.76m x 3.45m)

Via stairs with fitted carpet, wooden handrail and spindles. Emulsioned ceiling with centre spot lights, smoke alarm, emulsioned walls, skirting, radiator, fitted carpet and wooden framed velux window to the rear of the property. Access to eaves storage.

OUTSIDE

Block paved driveway to the front of the property for 2/3 vehicles. Access to the lean-to.

Enclosed low maintenance rear garden laid to resin with pathway, area laid to lawn and raised borders with decorative stone. Large metal shed to remain and PVCu frosted glazed door leading into the garden room.

GARDEN ROOM

Emulsioned ceiling with centre light, emulsioned walls, skirting, vinyl flooring in wood effect and PVCu frosted double glazed window overlooking the rear garden. Power, lighting and bar area.


NOTE

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

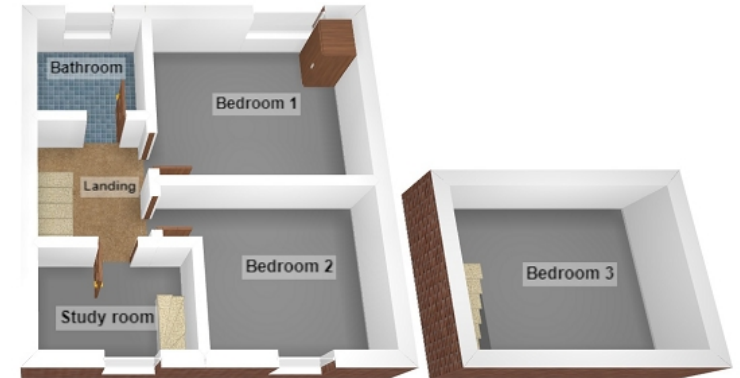


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(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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