

Payton
Jewell
Caines



Stable Lane, Pantygog, Bridgend County.
CF32 8DQ

£250,000

PJC PAYTON
JEWELL
CAINES

Stable Lane, Pantygog, Bridgend County. CF32 8DQ

Finished in natural Welsh stone and Cedar wood to front elevation, this three bedroom house has been finished to an exceptional standard, positioned within the Garw valley with spectacular views and benefits from three double bedrooms, shower room and bathroom.

£250,000 - Freehold

- Three double bedroom semi detached property
- High specification kitchen/diner
- Three piece downstairs bathroom
- Three piece upstairs shower room
- Private location with spectacular views
- EPC - C , Council tax band - D



DESCRIPTION

This high specification property benefits from three double bedrooms and is set within a semi rural location with exceptional views over the countryside. The property is finished in natural Welsh local stone and Cedar wood to front elevation. The accommodation is approx 1200 sq ft and is situated within a select development quietly located with no passing traffic. Accommodation comprises of an entrance hallway, spacious lounge, high specification kitchen/dining room, three piece ground floor bathroom. On the first floor there are three double bedrooms and a three piece shower room. The property is finished to a high specification with Oak doors throughout. The garden is enclosed by a retaining wall (approx 10ft to the rear), turfed and surrounded by a rockery and stream beyond. Off road parking for at least three vehicles. Fully PVCu double glazing throughout and gas central heating combination boiler.

ENTRANCE

Via PVCu front door into:

ENTRANCE HALL

Emulsioned walls, wood laminate flooring, radiator and alarm. Staircase leading to first floor. Under stairs storage.

LOUNGE (21' 5" x 10' 8") or (6.52m x 3.24m)

A spacious lounge which benefits from a PVCu double glazed window overlooking spectacular views. Skimmed ceiling, down lights, alarm sensor, emulsioned walls, two radiators and wood laminate flooring. French doors opening out onto a decked area with exceptional views over the Garw mountains. Two TV points.

KITCHEN/DINER (21' 4" x 11' 3") or (6.51m x 3.44m)

Narrowing to 2.55m. Situated to the rear of the property. This spacious kitchen/diner benefits from a high quality specification kitchen finished in high gloss cream with chrome handles and inset plinth lighting. Co-ordinating work surfaces and splash backs. Integrated electric Baumatic oven with electric halogen hob and stainless steel extractor over. Stainless steel one and a half bowl sink with mixer tap. Plumbing for automatic washing machine. Integrated dishwasher. Cupboard housing Ariston combination boiler. PVCu double glazed window overlooking extensive views. Through into dining area which has a continuation of the high gloss cream kitchen cupboards with space for a large six to eight seater table and chairs. PVCu double glazed window looking out, radiator and wood laminate flooring throughout. PVCu back door out onto Cotswold stones.

BATHROOM (7' 8" x 6' 6") or (2.34m x 1.98m)

Skimmed ceiling with down lights, extractor, PVCu frosted double glazed window, tiled to splash back areas, heated towel rail and ceramic tiled flooring. . Three piece suite in white comprising low level WC, wash hand basin with vanity cupboard and P shaped bath with over bath shower and glass shower screen.

FIRST FLOOR LANDING

Via staircase with fitted carpet. Sloping ceilings with down lights, smoke detector, emulsioned walls, radiator and fitted carpet.

BEDROOM 1 (21' 5" x 10' 9") or (6.53m x 3.28m)

Skimmed sloping ceilings, emulsioned walls, PVCu double glazed window with fabulous views over the Garw mountains, two radiators and fitted carpet. Two TV points.



BEDROOM 2 (9' 10" x 10' 11") or (2.99m x 3.32m)

Situated to the rear of the property. Skimmed sloping ceiling, access into attic, emulsioned walls, PVCu double glazed window looking out, radiator and fitted carpet.

BEDROOM 3 (10' 2" x 10' 2") or (3.09m x 3.09m)

Skimmed sloping ceilings, PVCu double glazed window overlooking rear with Venetian wooden blinds to remain, radiator and fitted carpet.

SHOWER ROOM (6' 9" x 6' 0") or (2.07m x 1.83m)

Skimmed sloping ceiling with down lights, extractor, obscure double glazed window to side, tiled to splash back areas, heated towel rail and vinyl flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and cubicle shower.

OUTSIDE

Large turfed area which is fenced. Footpath leading to side of lawn. To the rear of the property there is a graveled area in Cotswold stones enclosed by a high level retaining wall (approx 10 ft). Rockery with a stream.


Off road parking for approx three cars to side. Rockery with an abundance of plants and shrubs.

The front of the property is open plan with a decked area ideal for garden furniture to enjoy the beautiful surroundings.

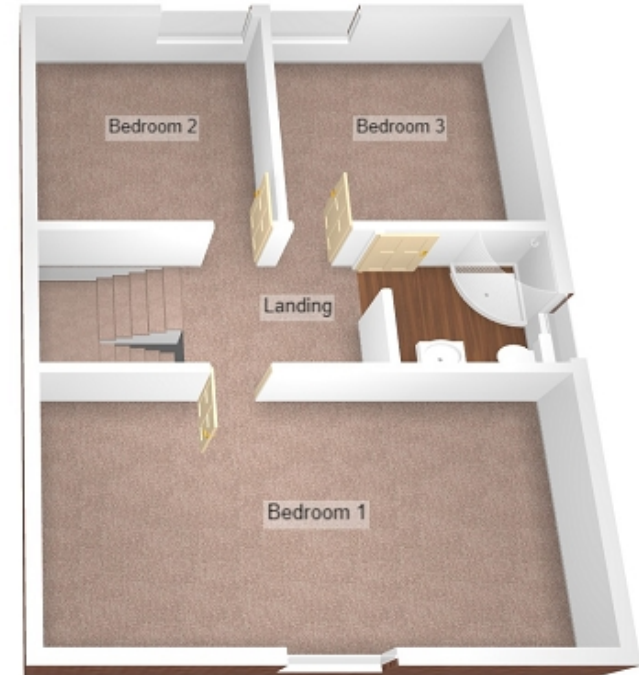


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		107
(81-91) B		
(69-80) C	80	
(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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