



Llys Castell Newydd, Cefn Glas, Bridgend
County. CF31 4PD

£235,000

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Beautifully presented three bedroom semi detached house situated in Cefn Glas. The property comprises entrance hall, lounge, kitchen/diner, downstairs w.c. bathroom, EN SUITE to master bedroom, enclosed rear garden and driveway parking to the front. Viewing recommended.

£235,000 - Freehold

- Three bedroom semi detached house
- Beautifully presented throughout
- Kitchen /diner
- Downstairs w.c. bathroom and en suite
- Enclosed rear garden / Driveway parking
- EPC -B / Council tax - D



DESCRIPTION

Introducing this beautifully presented three bedroom semi detached house located within walking distance to Bridgend town and good road links to the A48, M4 corridor, Bryntirion comprehensive schools, Cefn Glas infants and Llangewydd junior school. The property benefits from a kitchen/diner, downstairs w.c. en suite to the master bedroom, enclosed rear garden and driveway parking to the front. Viewing recommended.

ENTRANCE

Via composite door with glazed panels into entrance hall finished with skimmed and emulsioned ceiling, emulsioned walls, radiator, consumer unit, skirting and fitted carpet. Stairs to first floor. Doors leading off.

DOWNSTAIRS W.C.

Skimmed ceiling, emulsioned walls with tiling to splash back area, PVCu frosted glazed window overlooking the front of the property, skirting, radiator and wood effect vinyl flooring. Two piece suite in white comprising w.c. and corner pedestal wash hand sink with chrome mixer tap.

LOUNGE (14' 5" x 12' 2") or (4.39m x 3.71m)

Skimmed ceiling, emulsioned walls with feature panelled wall, PVCu window overlooking the front of the property, radiator, skirting and wood effect laminate flooring. Door to under stairs storage and door leading into the kitchen.

KITCHEN/DINER (15' 3" x 8' 10") or (4.65m x 2.69m)

Skimmed and emulsioned ceiling, emulsioned walls, PVCu window overlooking the rear garden and French doors leading to rear garden. Radiator, skirting and wood effect laminate flooring. A range of base and wall units with complementary concrete effect square edge work tops housing a one and half stainless steel sink with chrome mixer tap. Stainless steel built in electric oven, chrome stainless steel four ring gas burner with chrome stainless steel extractor. Space for washing, dishwasher (to remain) and fridge/freezer.

LANDING

Skimmed and emulsioned ceiling and walls, loft access, smoke alarm, fitted carpet, skirting, storage cupboard with hanging rails and doors leading off to three bedrooms and family bathroom.

BEDROOM 1 (12' 1" x 9' 7") or (3.68m x 2.91m)

Skimmed and emulsioned ceiling and walls, one feature panel effect wall, centre light, smoke alarm, PVCu window overlooking the front of the property, radiator, skirting and fitted carpet. Built in storage and door leading to the en suite.

EN SUITE

Skimmed and emulsioned ceiling, part emulsioned/part tiled walls, vinyl flooring in tile effect, radiator, skirting, frosted PVCu window overlooking the front of the property and extractor fan. Three piece suite in white comprising low level w.c. wash hand basin with chrome mixer tap and shower cubicle with chrome mixer.

BEDROOM 2 (8' 11" x 7' 6") or (2.72m x 2.29m)

Skimmed and emulsioned ceiling and walls, one feature painted wall, centre light, skirting, fitted carpet, PVCu window overlooking the rear garden and radiator.



BEDROOM 3 (7' 8" x 6' 3") or (2.34m x 1.91m)

Skimmed and emulsioned ceiling and walls, decorative beading picture rail, skirting, radiator and PVCu window overlooking the rear garden.

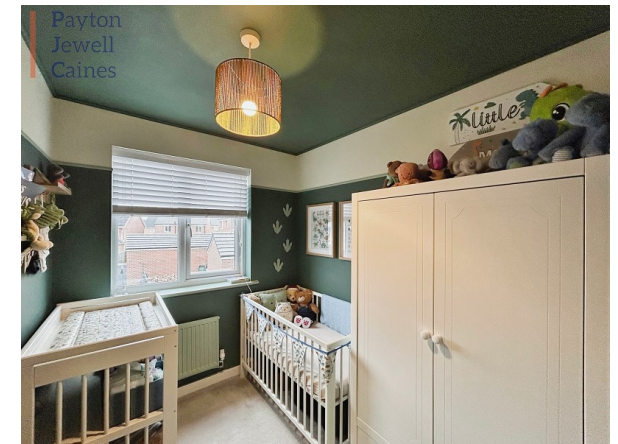
FAMILY BATHROOM (5' 11" x 5' 9") or (1.81m x 1.74m)

Skimmed and emulsioned ceiling, part emulsioned/part tiled walls, frosted PVCu window overlooking the side of the property, tiled effect vinyl flooring, radiator and extractor fan. Three piece suite comprising bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap and low level w.c.

OUTSIDE


The rear garden is bound by feather board fencing, paved area with steps leading down to split level lawned garden with side access. Storage shed to remain. Outside tap. Pathway leading to a gate to the front of the property.

Driveway parking to the front with paved pathway leading to the front door. Laid to lawn with decorative mature shrubs.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(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.



www.pjchomes.co.uk

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