

Payton  
Jewell  
Caines



Elm Crescent, Bridgend, Bridgend County.  
CF31 4EA

£265,000

**PJC** PAYTON  
JEWELL  
CAINES

## Elm Crescent, Bridgend, Bridgend County. CF31 4EA

Beautifully presented four bedroom mid terraced house comprising entrance hall, lounge, kitchen/diner, bedroom four plus wet room to the ground floor. Three bedrooms plus family bathroom to the first floor. Enclosed rear garden with cabin room and good off road parking to the front. MUST BE VIEWED!

**£265,000 - Freehold**

- Beautifully presented four bedroom house
- Family bathroom and en suite
- Lovely cabin to the rear garden
- Landscaped rear garden and driveway parking to the front
- Viewing highly recommended
- EPC - C / Council tax -



## DESCRIPTION

Introducing this four bedroom mid terraced house which is beautifully presented and maintained throughout. The property benefits from an extension to the rear providing bedroom four with en suite wet room facilities as well as a beautifully presented L shaped kitchen/diner and landscaped enclosed rear garden. The property is within easy walking distance to Laleston village and Broadlands, also local retail facilities in Bryntirion as well as Bryntirion comprehensive school. Viewing highly recommended to appreciate all this property has to offer.

## ENTRANCE

Via composite front door leading into the entrance hall.

## ENTRANCE HALL (6' 7" max x 6' 3" max) or (2.0m max x 1.90m max)

Emulsioned and coved ceiling, panelled feature wall, wooden Herringbone effect laminate flooring, wooden skirting, architrave and wooden glazed doors leading to the lounge and kitchen/diner. Carpeted stairs leading to the first floor.

## LOUNGE (12' 10" x 10' 6") or (3.90m x 3.20m)

Emulsioned and coved ceiling, emulsioned walls with panelled feature wall and a continuation of the wooden Herringbone effect laminate flooring and black column radiator. Media wall with shelving either side and contemporary electric log effect fire and insert for flat screen T.V. with enclosed electrics. PVCu doors leading out to the rear garden and PVCu window overlooking the front of the property with slat blinds to remain.

## KITCHEN/DINER (18' 1" max x 16' 1") or (5.50m max x 4.90m)

Emulsioned and coved ceiling, emulsioned walls with tiling to the splash back areas, part tiled/part laminate flooring, radiator, door leading to under stairs storage housing a tumble dryer. A range of wall and base units in white high gloss with complementary work surfaces housing a stainless steel one and half bowl sink drainer with stainless steel mixer tap. Integrated Smeg double oven with ceramic four ring hob with glass and stainless steel extractor above. Space for American style fridge/freezer and pantry style cupboard. PVCu window to the front of the property with slat blinds to remain and PVCu double glazed window to the rear of the property. Hardwood part panelled/part glazed door leading to the rear porch.

## REAR PORCH (3' 7" x 3' 7") or (1.10m x 1.10m)

Emulsioned ceiling and walls, PVCu glazed door leading to the rear garden and a continuation of the tiled flooring from the kitchen. Hardwood glazed door leading into bedroom four.

## BEDROOM 4 (13' 1" x 9' 6") or (4.0m x 2.90m)

Emulsioned ceiling, emulsioned walls with feature papered wall, vinyl flooring in Herringbone wood effect, vertical radiator, feature panelled wall, attic hatch and PVCu sliding doors leading to the rear garden. Door leading into the en suite.

## EN SUITE (6' 3" x 9' 2") or (1.90m x 2.80m)

Emulsioned ceiling and walls and tiling to the splash back areas. Three piece suite comprising vanity unit with porcelain basin and gold mixer tap, enclosed low level w.c. and walk in shower with electric stainless steel shower and glass screen. PVCu double glazed window to the rear of the property with wooden blinds and vertical anthracite radiator.



## LANDING (5' 7" max x 7' 7" max) or (1.70m max x 2.30m max)

Via stairs with fitted carpet and stainless steel handrail. Emulsioned ceiling and walls, radiator, attic hatch, PVCu window to the rear of the property and fitted carpet. Doors leading to three bedrooms, bathroom and airing cupboard housing the combination boiler.

## BEDROOM 1 (11' 10" x 9' 6") or (3.60m x 2.90m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu window overlooking the front of the property with slat blinds to remain.

## BEDROOM 2 (12' 2" max x 13' 9" max) or (3.70m max x 4.20m max)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator, PVCu window overlooking the front of the property with slat blinds to remain and walk in closet.

## BEDROOM 3 (11' 2" max x 6' 11" max) or (3.40m max x 2.10m max)

Emulsioned ceiling and walls, fitted carpet, PVCu window overlooking the rear of the property with aluminium blinds and tall vertical radiator.

## FAMILY BATHROOM (6' 7" max x 7' 3" max) or (2.00m max x 2.20m max)

Emulsioned ceiling, half emulsioned/half tiled walls, frosted PVCu window overlooking the rear of the property and tiled flooring. Four piece suite comprising vanity units with wooden work surface housing the low level w.c. and porcelain wash hand basin with stainless steel mixer tap and mirrored cabinet above with shaver point with lighting, demister and blue tooth connection, freestanding bath with stainless steel mixer tap and hand attachment and quadrant glass shower with stainless steel rainforest shower with concealed stainless steel hand attachment and controls.

## CABIN (12' 6" x 17' 5") or (3.80m x 5.30m)

To the rear is a cabin which has been fully insulated and plastered finished with emulsioned ceiling and walls, wood effect laminate flooring and skirting. Electric and wooden door with wooden windows either side.

## OUTSIDE

Block paved driveway to the front of the property with ample parking for three vehicles. Bound by contemporary wall and panelled inserts.

The rear garden is finished with porcelain tiles housing a further cabin currently used as a gym with rubber flooring and electric measuring 2.4m x 2.9m.

Wooden fencing with stainless steel down lights, Astroturf and wooden decking with a further decked area ideal for storage. Decorative planter with palm tree and stone.

## DIRECTIONS

Leaving Bridgend on Park Street and Bryntirion Hill. Continue through the lights at the top of the hill towards Laleston and then take the first turn on the right onto Elm Crescent.


## NOTE

The vendor is a staff member of Payton Jewell Caines.

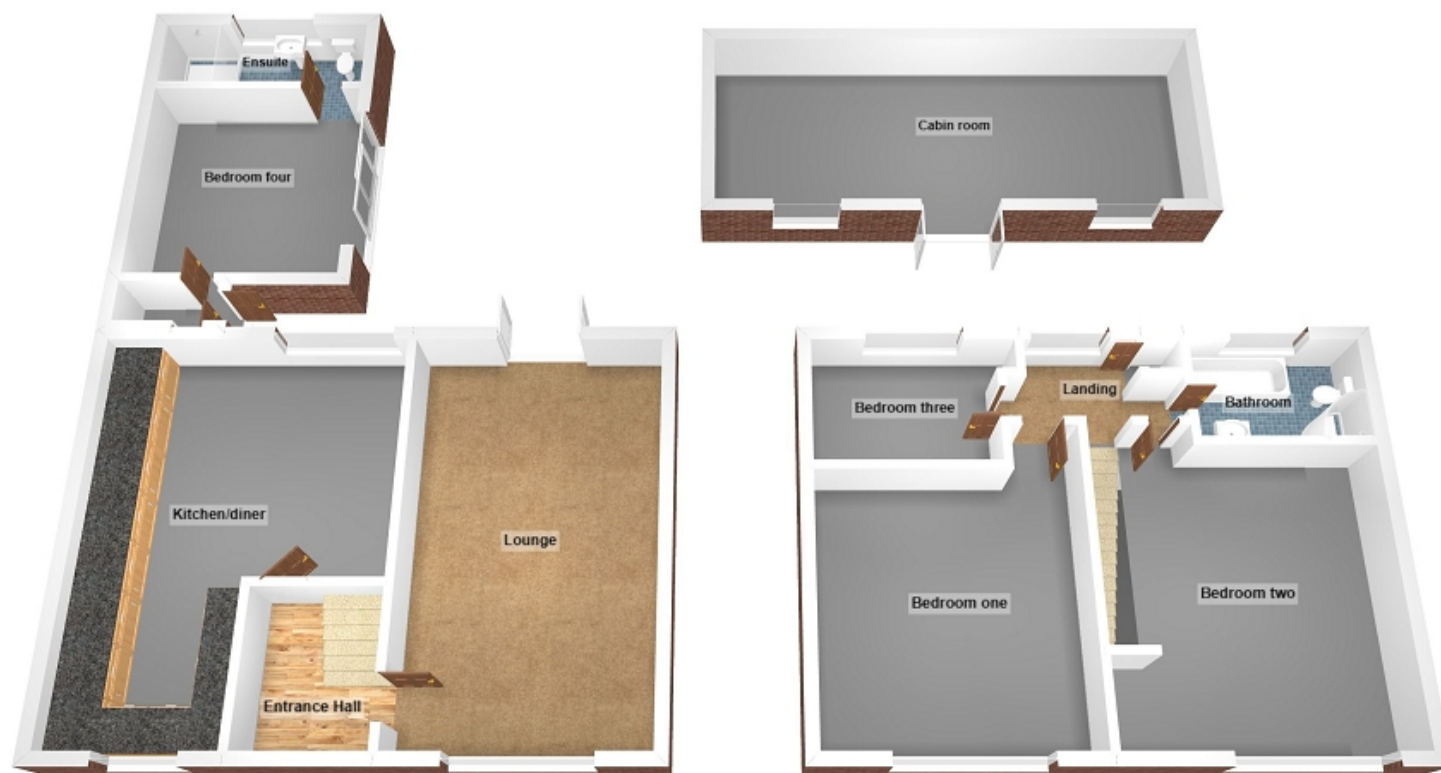


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(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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