

Payton
Jewell
Caines



Penylan, Bridgend, Bridgend County. CF31
1QW

£179,995

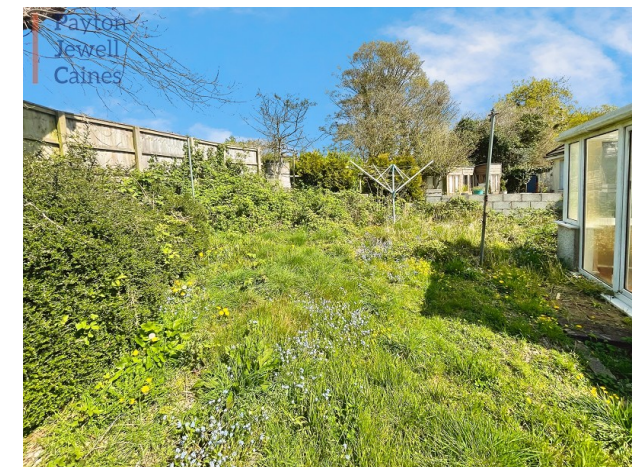
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Two bedroom semi detached BUNGALOW comprising entrance porch, lounge, dining room, kitchen, inner hall, shower room, CONSERVATORY, enclosed rear garden, DRIVEWAY PARKING and GARAGE. In need of modernisation.

£179,995 - Freehold

- Two bedroom semi detached bungalow
- In need of modernisation
- Off road parking for two vehicles
- Garage and driveway parking
- Ideal location
- EPC - D / Council tax - C



DESCRIPTION

Introducing this two bedroom semi detached BUNGALOW comprising entrance porch, lounge, dining room, kitchen, inner hall, shower room, CONSERVATORY, enclosed rear garden, DRIVEWAY PARKING and GARAGE. In need of modernisation.

ENTRANCE

Via two part double glazed doors into the entrance porch.

ENTRANCE PORCH

Perspex roof, PVCu surrounding double glazed windows set on a dwarf wall, exposed concrete flooring, PVCu double glazed door into the inner hallway and PVCu frosted glazed door into the kitchen.

INNER HALLWAY (6' 0" x 2' 11") or (1.83m x 0.89m)

Artexed and coved ceiling with centre light, textured and papered walls, skirting, original wood flooring and radiator. Glazed wooden doorway through to the lounge.

LOUNGE (15' 0" x 10' 6") or (4.58m x 3.20m)

Artexed and coved ceiling with centre light, plastered and emulsioned walls with one feature textured and papered wall, skirting and exposed original wooden floorboards. Original feature chimney breast with wooden mantle and marble hearth. PVCu double glazed window overlooking the front of the property and radiator. Glazed door leading to the second inner hallway.

INNER HALLWAY

Textured and coved ceiling with centre pendant light, smoke alarm and access to the loft, papered walls, skirting and original wooden flooring. Doors leading to the kitchen, bathroom, dining room and bedroom.

KITCHEN (9' 9" x 8' 8") or (2.98m x 2.65m)

Textured ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting, radiator and vinyl flooring in wood effect. A range of base and wall units in high gloss grey with complementary roll top work surfaces housing an inset stainless steel sink with chrome mixer tap. Inset electric fan oven, four ring electric hob and overhead extractor fan. Wall mounted gas combination boiler and integrated fridge. Space for automatic washing machine, PVCu double glazed window overlooking the side of the property and frosted PVCu double glazed door leading into the entrance porch. Wooden door leading to a pantry cupboard with shelving housing the electric consumer box and gas meter.

SHOWER ROOM (6' 8" x 5' 8") or (2.04m x 1.73m)

Textured ceiling with centre light, floor to ceiling tiled walls in white gloss with centre strip light and vinyl flooring in tile effect. Three piece suite comprising low level w.c. corner curved walk in shower unit with sliding glass screen and overhead chrome mixer shower and wall mounted wash hand basin with chrome mixer tap. Built in glass shelving and wall hung mirror. Chrome towel rail radiator and frosted PVCu double glazed window overlooking the side of the property.



BEDROOM 1 (14' 6" x 9' 5") or (4.42m x 2.87m)

Textured ceiling with pendant light, papered walls with dado rail, skirting and original fitted floorboards, large PVCu double glazed window overlooking the rear of the property and radiator. Built in storage cupboard with shelving.

DINING ROOM (10' 4" x 9' 11") or (3.16m x 3.03m)

Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator, PVCu double glazed sliding door leading into the conservatory and door leading into bedroom two.

BEDROOM 2 (12' 6" x 11' 9") or (3.81m x 3.57m)

Textured and coved ceiling with centre light, papered walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator.

CONSERVATORY (8' 11" x 8' 2") or (2.71m x 2.48m)

Perspex pitched roof, papered walls, skirting, PVCu double glazed panel set on dwarf wall and PVCu double glazed sliding door leading out to the rear garden.


OUTSIDE

Block paved driveway to the front of the property for two vehicles, area of decorative stone and steps leading to the front door. Garage with traditional up and over door (needs some upgrading). Side access leading to the rear garden.

Good sized enclosed rear garden laid to lawn with shrubbery.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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