

Payton
Jewell
Caines



Greenfields Avenue, Bridgend, Bridgend
County. CF31 4SR

£239,995

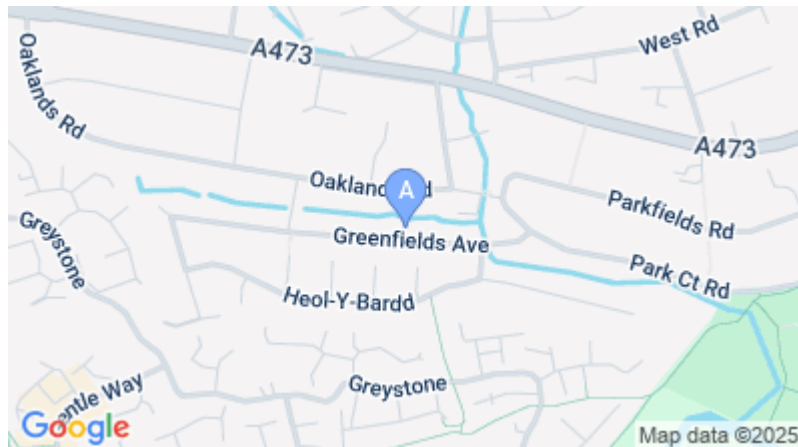
PJC PAYTON
JEWELL
CAINES

Greenfields Avenue, Bridgend, Bridgend County. CF31 4SR

Three bedroom detached dorma BUNGALOW comprising entrance hall, lounge, kitchen/diner, shower room and bedroom two to the ground floor and two bedrooms to the first floor. Enclosed rear garden, DRIVEWAY PARKING and DETACHED GARAGE.

£239,995 - Freehold

- Three bedroom detached dorma bungalow
- Kitchen/diner
- Enclosed rear garden
- Driveway parking and detached garage
- Within walking distance of Newbridge Fields
- EPC - D / Council tax - D



DESCRIPTION

Introducing this traditional three bedroom detached dormer bungalow situated within the sought after location of Bridgend which is within walking distance to the recreational centre, Newbridge Fields and Bridgend town centre. The property benefits from an enclosed rear garden, driveway parking and detached garage. Viewing recommended.

ENTRANCE

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

ENTRANCE HALL

Emulsified ceiling and walls, smoke alarm, laminate flooring, radiator, door leading to under stairs storage and doors leading off.

DOWNSTAIRS SHOWER ROOM (5' 11" x 6' 3") or (1.80m x 1.90m)

Emulsified ceiling and walls, PVCu frosted glazed window to the side of the property and tiled flooring. Three piece suite comprising shower cubicle with aqua panels to the splash back, stainless steel shower with hand attachment and wall mounted seat with hand rail, low level w.c. and pedestal wash hand basin with stainless steel mixer tap and radiator.

BEDROOM 2 (10' 10" x 10' 2") or (3.30m x 3.10m)

Emulsified ceiling and walls, fitted carpet, PVCu double glazed window with fitted blinds to the front of the property and radiator.

LOUNGE (14' 5" max x 14' 5" max) or (4.40m max x 4.40m max)

Artexed ceiling, emulsified walls, laminate flooring, PVCu window to the rear of the property and PVCu glazed door. Door leading into the kitchen/diner.

KITCHEN/DINER (18' 4" x 8' 2") or (5.60m x 2.50m)

Emulsified ceiling with spot lights, emulsified walls, PVCu windows to the rear and side of the property, radiator and laminate flooring. Newly fitted kitchen comprising a range of wall and base units in a gloss finish. Ceramic hob with overhead extractor fan and glass splash back, built in oven and stainless steel sink/diner with mixer tap. Space for washing machine and fridge/freezer.

LANDING

Via stairs with spindle balustrade. Fitted carpet, door leading to eaves storage, emulsified ceiling and walls, smoke alarm, doors leading to bedroom one and three.

BEDROOM 1 (11' 2" x 9' 10") or (3.40m x 3.00m)

Emulsified ceiling with attic access, emulsified walls, eaves storage to both sides, PVCu window to the rear of the property, fitted carpet and radiator.

BEDROOM 3 (13' 1" x 9' 10" max) or (4.00m x 3.00m max)

Measurements narrow to 2m wide. L shaped room finished with emulsified ceiling and walls, fitted carpet, radiator and PVCu window overlooking the front of the property. Door leading into cupboard housing the combination boiler and door leading into eaves storage.



OUTSIDE


Wrought iron railings and handrail with ramp or step access to the front door. Decorative stone and slabbed areas with dwarf wall. Concrete driveway to the side leading to the detached garage.

The rear garden is enclosed by wall with patio area and steps leading up to an area laid to lawn. Gate leading to the garage. Outside tap.

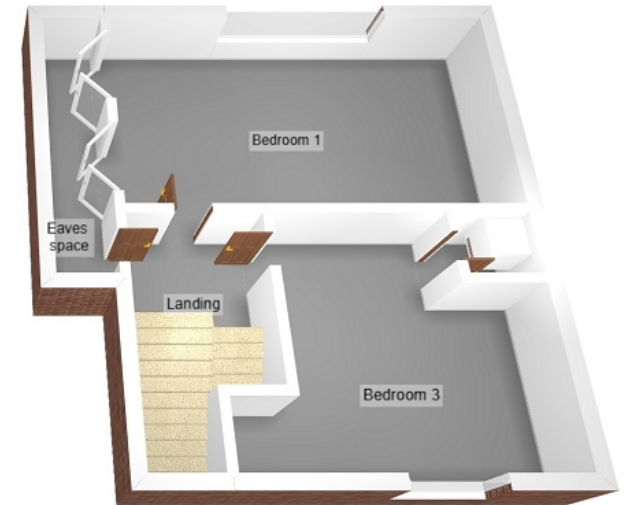


For more photos please see www.pjchomes.co.uk

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	63	
(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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