

Payton
Jewell
Caines



Bridgend Road, Aberkenfig, Bridgend
County. CF32 9BA

£150,000

PJC PAYTON
JEWELL
CAINES

Bridgend Road, Aberkenfig, Bridgend County. CF32 9BA

Spacious two bedroom well presented mid terrace house comprising lounge, kitchen/diner, two bedrooms, bathroom and enclosed rear garden. IDEAL FIRST TIME PURCHASE or INVESTMENT PURCHASE.

£150,000 - Freehold

- Two bedroom mid terrace house
- Lounge
- Kitchen/diner
- Two bedrooms
- Bathroom/ EPC - C, Council tax band - B
- Viewing highly recommended



DESCRIPTION

Introducing this spacious well presented two bedroom mid terrace house comprising entrance hall, lounge, kitchen/diner, bathroom, two bedrooms and enclosed rear garden.

The property is situated within the village of Aberkenfig which is well served with local shops, schools and amenities. The property is conveniently positioned for quick and easy access to Tondur train station, McArthur Glen Designer Outlet, the M4 corridor as well as Bridgend town centre. This property would make an ideal first time purchase or investment opportunity.

ENTRANCE (6' 3" x 4' 11") or (1.90m x 1.50m)

Via leaded glazed anthracite composite door with long stainless steel handle and frosted glazed unit above. Spacious entrance hall finished with emulsified and coved ceiling, sunken spot light, smoke alarm, emulsified walls and tile effect vinyl flooring. Stairs leading to the first floor. Door into the lounge.

LOUNGE (21' 0" max x 11' 2" max) or (6.40m max x 3.40m max)

Measurements into the recess. Emulsified and coved ceiling, recessed large spot lights, emulsified walls, two radiators, black wooden surround with marble hearth, back plate and gas fire, PVCu window overlooking the front elevation with blinds and fitted carpet. Door to kitchen/diner. Door leading into good sized under stair storage with recessed light, power socket, shelving and cupboards (3.50m x 0.80m).

KITCHEN/DINER (14' 5" max x 9' 10" max) or (4.40m max x 3.0m max)

Emulsified and coved ceiling, smoke alarm, recess large spot lights, part emulsified/part tiled walls, PVCu double glazed window overlooking the rear, PVCu doors leading out to the rear garden, radiator and wood effect vinyl flooring. A range of wall and base units with complementary work surface. Stainless steel sink and drainer with mixer tap. Space for washing machine. Built in oven with four ring gas hob and overhead extractor.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Emulsified ceiling and walls, extractor, recessed spot light, smoke alarm, access into attic, wall mounted thermostat, radiator and fitted carpet. Door leading to two bedrooms and bathroom.

BEDROOM 1 (15' 5" max x 10' 10") or (4.70m max x 3.30m)

Measurements to the wardrobes. Emulsified ceiling, recessed spot light, emulsified walls, two PVCu windows overlooking the front elevation, radiator and fitted carpet. Built in wardrobes with shelving and hanging rail. Over stair storage.

BEDROOM 2 (9' 2" x 7' 10") or (2.80m x 2.40m)

Emulsified and coved ceiling, recessed spot light, emulsified walls, radiator, PVCu window overlooking the rear and fitted carpet.

BATHROOM (7' 7" x 7' 10") or (2.30m x 2.40m)

Emulsified ceiling, recessed spot light with sensor, tiled walls, wall mounted mirrored cabinet, PVCu frosted glazed window overlooking the rear elevation, radiator and wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink and bath with overhead mixer shower and glass shower screen. Door leading to airing cupboard housing a glow worm combination boiler.




OUTSIDE

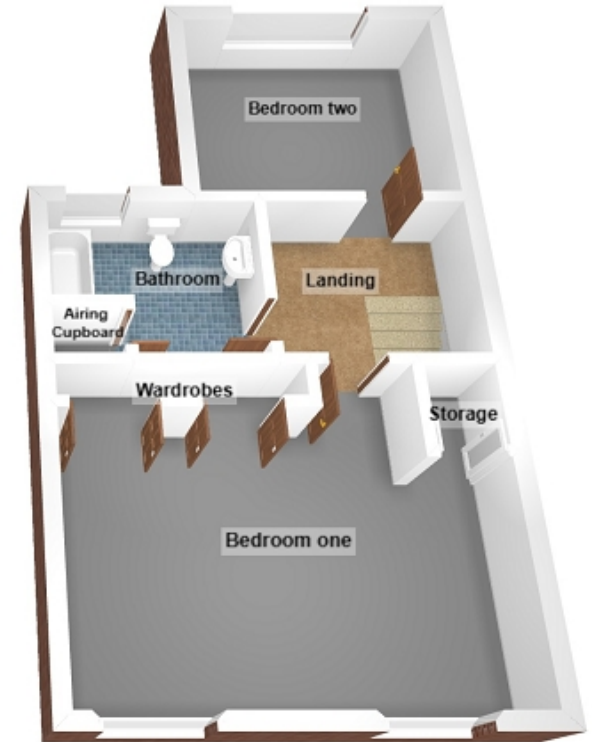
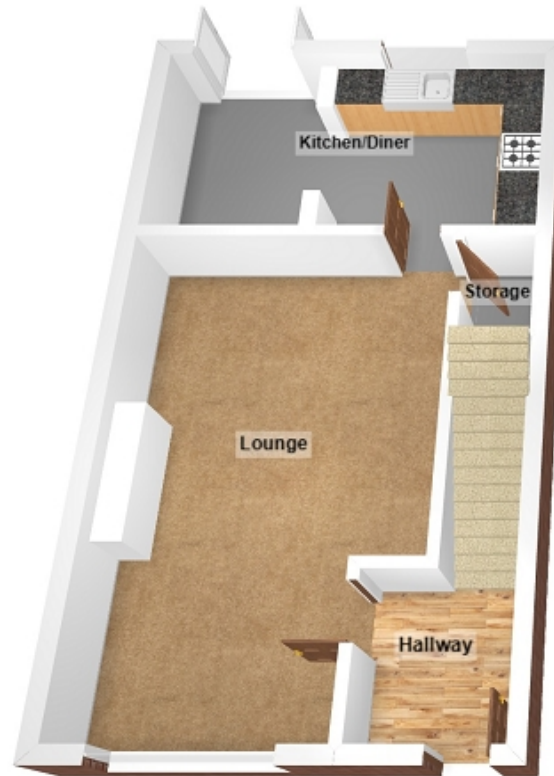
Area laid to decking steps leading up to further area with paving, decorative stones and a pergola with astroturf. Outside power. Brick built outhouse storage area.



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	56	
(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

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk