

Payton
Jewell
Caines



Cherry Tree Avenue, Porthcawl, Bridgend.
CF36 5RD

£369,995

PJC PAYTON
JEWELL
CAINES

Cherry Tree Avenue, Porthcawl, Bridgend. CF36 5RD

Three bedroom detached bungalow situated in a cul-de-sac location with greenery to the front. The property comprises entrance hall, lounge/diner, kitchen, bathroom, enclosed rear garden, driveway parking and single garage. Close to Newton beach and village with local amenities.

£369,995 - Freehold

- Three bedroom detached bungalow
- Lounge/diner
- Front, side and rear garden
- Driveway parking and single garage
- Close to Newton beach and village
- EPC - E / Council tax - E



DESCRIPTION

Introducing this three bedroom detached bungalow comprising entrance hall, lounge/diner, kitchen, bathroom, good sized enclosed rear garden, driveway parking and single garage. Viewing recommended.

The property is located in Newton Bay which stretches from Newton point to the mouth of the river Ogmore. Popular for walking, horse riding, wind surfing and kite surfing. Its a tranquil haven for relaxing and absorbing the scenery.

ENTRANCE

Via the side of the property through a PVCu frosted glazed door.

ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, radiator, fitted carpet, wall mounted thermostat and door with frosted glass and decorative panel. Doors leading off.

LOUNGE/DINER (20' 8" x 12' 6") or (6.30m x 3.80m)

Emulsioned and coved ceiling, fitted carpet, large PVCu window overlooking the front of the property, PVCu windows to the side of the property and radiator.

BEDROOM 2 (12' 2" x 9' 2") or (3.70m x 2.80m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu window to the side of the property and radiator.

BEDROOM 3 (9' 10" x 7' 3") or (3.00m x 2.20m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu window to the side of the property and radiator.

BEDROOM 1 (11' 6" x 10' 6") or (3.50m x 3.20m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu window to the rear of the property.

BATHROOM (6' 7" x 6' 3") or (2.00m x 1.90m)

Emulsioned and coved ceiling, tiled walls, extractor, wood effect vinyl flooring and frosted PVCu window to the side of the property. Three piece suite comprising pedestal wash hand basin with hot and cold taps, low level w.c. and bath with stainless steel taps, electric shower above with glass and stainless steel shower screen. Stainless steel towel rail.

KITCHEN (9' 10" x 9' 10") or (3.00m x 3.00m)

Emulsioned and coved ceiling, emulsioned walls, vinyl flooring in wood effect and radiator. A range of gloss wall and base units with work surface housing an induction four ring ceramic hob and splash back and black extractor above. Integrated oven and stainless steel sink/drainers with stainless steel tap. PVCu window to the side of the property, housed combination boiler and space for washing machine and freestanding fridge/freezer. PVCu sliding door leading into the conservatory.



CONSERVATORY (8' 10" x 8' 10") or (2.70m x 2.70m)

Dwarf wall and surrounding PVCu windows with French doors leading out to the side and rear garden, skirting, radiator, tiled flooring and glass roof. Electric sockets and light fitting.

OUTSIDE


Access to the front of the property via wrought iron gates with pillars either side bound by wall with paved driveway leading to the carport and garage to the side of the property. Wrought iron gate leading to the side and rear of the property with planting areas and decorative stone.

The rear garden is bound by wall with paved and planting areas surrounding the garden, area laid to lawn with decorative stone. Brick shed and door leading into the single garage with electrical sockets and lighting.



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		
(69-80) C		71
(55-68) D		
(39-54) E	54	
(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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