



Llangewydd Road, Bridgend, Bridgend  
County. CF31 4JX

£169,995

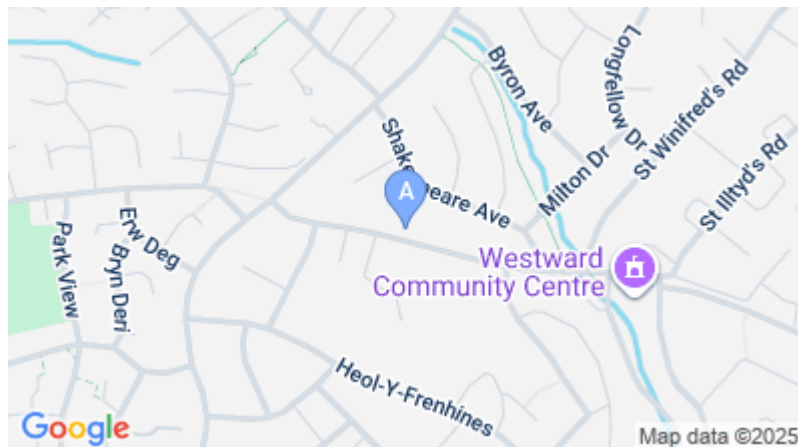


# Llangewydd Road, Bridgend, Bridgend County. CF31 4JX

Two bedroom SEMI DETACHED house comprising entrance hallway, lounge, kitchen/diner, two bedrooms, bathroom, enclosed rear and front gardens, DETACHED SINGLE GARAGE and DRIVEWAY PARKING. Sold with NO ONWARD CHAIN.

£169,995

- Two bedroom semi-detached house
- Detached single garage with off road parking
- Freshly decorated and neutral tones throughout
- Open plan kitchen/diner, EPC -D / Council tax -
- Good size enclosed rear garden
- No onward chain





## DESCRIPTION

Introducing this two bedroom semi detached house comprising entrance hallway, lounge, kitchen/diner, two bedrooms, bathroom, enclosed rear and front gardens, detached single garage and driveway parking. Sold with NO ONWARD CHAIN.

The property is situated within a pleasant location, which is conveniently positioned for bus routes, shops and schools. Good road access to Bridgend town centre with all amenities and facilities. Ideal first time purchase.

Key features:

Two bedroom semi-detached house

Detached single garage with off road parking

Freshly decorated and neutral tones throughout

Open plan kitchen/diner

Good size enclosed rear garden

No onward chain

## ENTRANCE

Via part frosted glazed PVCu front door leading into the entrance hall.

## ENTRANCE HALL

Skimmed and coved ceiling, emulsioned walls, skirting, wall mounted coat hooks, radiator and fitted carpet. Stairs leading to the first floor with fitted carpet and wooden balustrade. Door leading into the lounge.

## LOUNGE (14' 9" x 10' 6") or (4.50m x 3.20m)

Overlooking the front of the property via PVCu double glazed window and finished with central light pendant, ceiling mounted smoke detector, coved ceiling, emulsioned walls, skirting and fitted carpet. Wall mounted pebble effect electric fire, under stairs storage cupboard with electric fuse box and a door through to the kitchen/diner.

## KITCHEN/DINER (13' 11" x 7' 1") or (4.25m x 2.15m)

Overlooking the rear garden via PVCu double glazed window and frosted glazed PVCu door. Finished with coved ceiling, emulsioned walls, skirting, laminate flooring and spotlights. A range of low level and wall mounted units in beach effect with brushed chrome handles and complementary roll top work surfaces. Inset one and a half basin sink with mixer tap and drainer. Integrated electric oven with four gas ring hob and overhead extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer and dining table and chairs.

## LANDING

Coved ceiling, access to the loft, ceiling mounted smoke detector, emulsioned walls, skirting and fitted carpet. PVCu double glazed window to the side.

## BATHROOM

PVCu frosted glazed window overlooking the rear of the property. Emulsioned ceiling, central light fitting, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin and bath with over bath electric shower. Wall mounted bathroom cabinet and radiator. (some finishes required)



### **BEDROOM 1 (13' 11" x 11' 0") or (4.25m x 3.35m)**

Overlooking the front of the property via PVCu double glazed window. Finished with coved ceiling, emulsioned walls, skirting and fitted carpet. Over stairs fitted storage cupboard.

### **BEDROOM 2 (10' 10" x 7' 5") or (3.30m x 2.25m)**

Overlooking the rear of the property via PVCu double glazed window. Finished with coved ceiling, access to loft storage, papered walls, skirting and fitted carpet. Fitted storage cupboards with shelving.


### **OUTSIDE**

Enclosed rear garden, laid to patio with a raised bed and steps leading down to an area of lawn with a further area of chipped decorative stone to the rear and behind the garage. Detached single garage with traditional up and over door and concrete driveway to the side with parking for up to three cars.

Enclosed front garden laid to decorative stone.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)