



Woodlands Park, Kenfig Hill, Bridgend .
CF33 6EB

£300,000

PJC PAYTON
JEWELL
CAINES

Woodlands Park, Kenfig Hill, Bridgend . CF33 6EB

A large four bedroom DETACHED family home offering excellent family accommodation comprising large entrance hall, two reception rooms, large kitchen/dining/family room, downstairs w.c. kitchen with utility room, EN SUITE to master bedroom and enclosed rear garden. Viewing highly recommended.

£300,000 - Freehold

- Four bedroom detached property
- Downstairs cloakroom
- Two reception rooms
- Large kitchen/dining/family room
- En suite to master bedroom and Juliet balcony
- Enclosed rear garden, EPC-C



DESCRIPTION

Introducing this four bedroom detached bungalow situated in a quiet cul de sac in the sought after location of Kenfig Hill and within close driving distance of many local amenities including food outlets, Asda Superstore, local schools and garden centres. Viewing highly recommended to appreciate all this property has to offer.

ENTRANCE

Access via part glazed composite door with frosted glass side panel into the entrance hall.

ENTRANCE HALL (16' 6" x 6' 3") or (5.03m x 1.91m)

Emulsioned ceiling with modern down light and smoke detector, emulsioned walls and double radiator. Karndean flooring continued from the entrance hall through to the kitchen and family room. Access to under stairs storage cupboard and staircase leading to the first floor with fitted carpet, handrail and glazed side panels. PVCu double glazed window with etched detail to side aspect.

DOWNSTAIRS CLOAKROOM

Emulsioned ceiling with centre light, emulsioned walls, extractor fan, double radiator and a continuation of the Karndean flooring. Two piece suite comprising low level w.c. and wash hand basin with mixer tap set within vanity unit with tiling to the splash back.

RECEPTION ROOM 1 (16' 0" x 10' 3") or (4.88m x 3.12m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet.

INNER PASSAGEWAY

Leading through to the kitchen/diner/family room.

UTILITY ROOM (5' 10" x 5' 4") or (1.78m x 1.62m)

Access via glazed internal door and finished with emulsioned ceiling with modern down light, smoke detector, double radiator, part tiled/part emulsioned walls and PVCu part glazed door with frosted glass to side aspect. Space for freestanding washing machine, tumble dryer and fridge. A continuation of the Karndean flooring and wall mounted Baxi combination boiler.

KITCHEN/FAMILY ROOM/DINING ROOM (23' 2" x 19' 11") or (7.07m x 6.08m)

Large L shaped room, the kitchen area is finished with emulsioned ceiling with modern down lights and emulsioned walls with part tiled/part emulsioned walls to the splash back areas. A range of wall and base units with complementary work top, integrated appliances include microwave, electric oven, fridge/freezer, dishwasher, induction hob and modern cooker hood. PVCu double glazed window to side aspect, stainless steel one and half bowl sink drainer with mixer tap and insinkerator. A continuation of the Karndean flooring.

The family room and dining area is finished with emulsioned ceiling with two centre lights, emulsioned walls, PVCu double glazed window to side aspect, double radiator and bi-fold doors opening out to the rear garden. Square archway through to reception room two.

RECEPTION ROOM 2 (11' 3" x 10' 4") or (3.43m x 3.15m)


Emulsioned ceiling with centre light, emulsioned walls, double radiator, vinyl flooring and fully glazed door leading into the kitchen.

LANDING



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		85
(69-80) C	75	
(55-68) D		
(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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