



Shelley Drive, Cefn Glas, Bridgend County.
CF31 4QA

£184,950

PJC PAYTON
JEWELL
CAINES

Shelley Drive, Cefn Glas, Bridgend County. CF31 4QA

Two bedroom semi detached BUNGALOW situated in the popular location of Cefn Glas and within walking distance of Bridgend. The property comprises kitchen, lounge, two bedrooms, family shower room, CONSERVATORY, enclosed REAR GARDEN and GARAGE. Early viewing highly recommended.

£184,950 - Freehold

- Two bedroom semi detached bungalow
- Walk in shower room
- Conservatory
- Enclosed private rear garden
- Off road parking/ Garage
- EPC - D , Council tax band - C



DESCRIPTION

Introducing this two bedroom semi detached bungalow offering excellent accommodation. The property benefits from large lounge, two bedrooms, shower room, good sized kitchen, conservatory, enclosed and private rear garden, garage and ample off road parking. The property is in a sought after location of Cefn Glas and within walking distance of local shops and amenities, Primary School and Secondary School. Good road links to the M4 corridor and A48. Early viewing highly recommended.

ENTRANCE

Via part frosted glazed PVCu front door into entrance hall and finished with skimmed ceiling, two sets of centre lights, smoke alarm, emulsioned walls, radiator, skirting and wood effect lino flooring. Access to loft with pull down ladder, power, boarded and lighting. Door way to kitchen, lounge, two bedrooms and shower room.

KITCHEN (8' 10" x 8' 7") or (2.70m x 2.62m)

Skimmed ceiling with centre spit lights, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and a continuation of the wood effect lino flooring. A range of wall and base units with complementary roll top work surface and splash backs in a white metro tile. Inset stainless steel sink with chrome taps. Space for washer/dryer. Space for freestanding fridge/freezer. Integrated double oven, four ring gas hob with black extractor hood and black glass splash back. Wall mounted combination boiler.

LOUNGE (16' 7" max x 10' 5" max) or (5.06m max x 3.18m max)

Skimmed and coved ceiling with centre pendant light, emulsioned walls, two wall mounted lights either side of the chimney breast, chimney breast housing electric fire, radiator, PVCu double glazed bay window overlooking front of the property, skirting and wood effect laminate flooring.

SHOWER ROOM (6' 9" x 5' 7") or (2.06m x 1.69m)

Skimmed ceiling with centre light, half height tiling with full height tiling around the shower area with the remainder emulsioned, frosted PVCu double glazed window overlooking the side of the property, radiator and tile effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and large walk in shower with sliding glass door and glass surround and overhead chrome electric shower.

BEDROOM 1 (14' 8" x 9' 3") or (4.47m x 2.83m)

Skimmed and coved ceiling, centre pendant light, smoke alarm, emulsioned walls, radiator, PVCu double glazed window overlooking the conservatory, skirting and fitted carpet.

BEDROOM 2 (10' 6" x 10' 1") or (3.21m x 3.07m)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, skirting and wood effect laminate flooring. Double glazed sliding aluminium framed door leading into conservatory.

CONSERVATORY (16' 6" x 8' 0") or (5.03m x 2.44m)

Newly fitted rubber membrane roof. Solid roof, skimmed ceiling, emulsioned walls, wall mounted light, large frosted glazed PVCu double glazed window overlooking the side of the property and further PVCu double glazed units set on dwarf wall, PVCu double glazed door leading to rear garden, skirting and tile effect lino flooring.



OUTSIDE

Enclosed private rear garden with sandstone patio and laid lawn. Courtesy door into garage.


Block paved driveway to the front of the property with ample off road parking.

GARAGE

Traditional up and over door. Courtesy door to rear garden. Power and light installed.



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	61	
(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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