



Banc-yr-allt, Bridgend, Bridgend County.  
CF31 4RH

£219,950





# Banc-yr-allt, Bridgend, Bridgend County. CF31 4RH

Introducing this modern three bedroom detached house situated within a sought after development in Cefn Glas, benefiting from two reception rooms, open plan kitchen/diner, downstairs w.c., West facing rear garden, OFF ROAD PARKING and views over the playing fields. Viewing recommended.

**£219,950 - Freehold**

- Modern three bedroom detached house
- Two reception rooms
- Open plan kitchen/diner
- Lovely views over playing fields to the rear
- Enclosed West facing garden and off road parking
- EPC - D , Council tax band -





## DESCRIPTION

A well presented three bedroom detached house situated in Cefn Glas with open views to the rear over playing fields. The property is within close proximity to local shops and within walking distance of Bridgend town centre with all amenities and facilities.

IDEAL FIRST TIME PURCHASE.

## ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

## ENTRANCE HALL

Emulsioned walls, wood effect flooring and doorway into the downstairs w.c.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, coved ceiling, emulsioned walls, skirting and a continuation of the wood effect flooring. Two piece suite in white comprising w.c. and wash hand basin.

## PLAY ROOM (8' 2" x 11' 10") or (2.50m x 3.60m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned walls, skirting and fitted carpet.

## UTILITY AREA/STORE

Emulsioned walls, skirting, vinyl flooring and PVCu frosted glazed door leading out to the rear garden.

## LOUNGE (15' 1" x 14' 9") or (4.60m x 4.50m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and wood effect flooring. Feature gas fire with marble hearth, back plate and wooden mantle.

## OPEN PLAN KITCHEN/DINER (14' 9" x 10' 2") or (4.50m x 3.10m)

Overlooking the rear garden via PVCu sliding patio doors and PVCu double glazed window. Finished with coved ceiling, emulsioned walls, skirting, wood effect flooring and space for dining table and chairs. The kitchen is arranged with low level and wall mounted units in high gloss cream with complementary roll top work surface and inset sink with swan neck tap and drainer. Integrated four gas ring hob with overhead extractor and glass splash back. Space for fridge/freezer and dishwasher, plumbing for washing machine and integrated waist height double oven.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, PVCu double glazed window to the side and two fitted storage cupboards, one housing a gas fired combination boiler.

## FAMILY BATHROOM

PVCu frosted glazed window to the front with a fitted venetian blind, ceiling mounted extractor and central light fitting, emulsioned walls with ceramic tiles to the splash back and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with mixer tap and bath with mixer tap and shower attachment and concertina glazed doors.



### **BEDROOM 1 (12' 4" x 8' 2") or (3.75m x 2.50m)**

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

### **BEDROOM 2 (8' 6" x 11' 0") or (2.60m x 3.35m)**

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

### **BEDROOM 3 (9' 0" x 6' 7") or (2.75m x 2.00m)**

Overlooking the rear via PVCu double glazed window and finished with a coved ceiling, emulsioned walls with one feature papered wall, skirting and wood effect flooring.

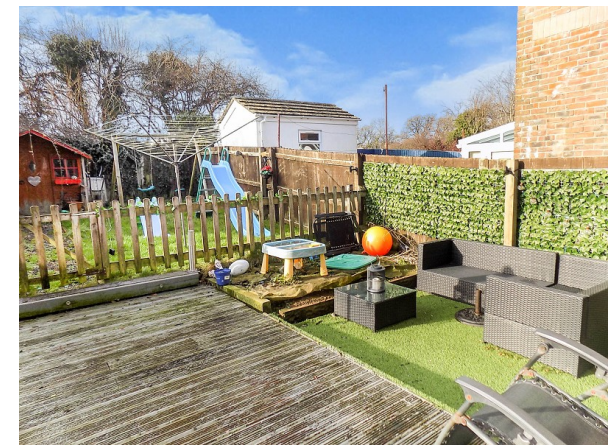
### **OUTSIDE**

Enclosed West facing garden laid to decking, artificial grass and gated access to a further soft play area. Pathway leading to a summer house and storage shed. Side access to the front of the property.


Open aspect front garden laid to lawn with tarmac driveway for off road parking.

### **NOTE**

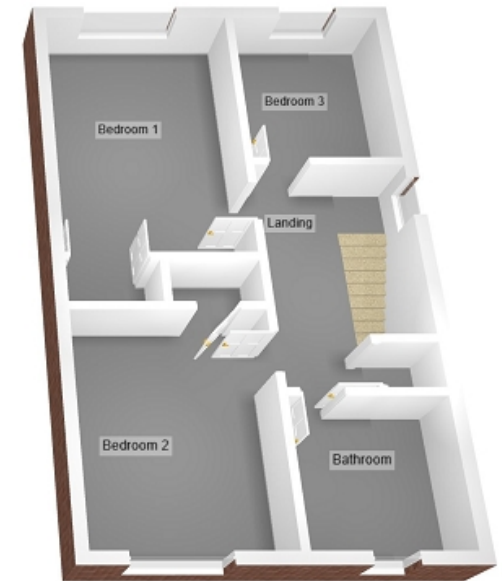
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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