

Payton
Jewell
Caines



Clos Masons, Kenfig Hill, Bridgend County.
CF33 6AX

£279,995



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Four bedroom DETACHED house comprising entrance hall, DOWNSTAIRS WC, lounge, dining room, kitchen, UTILITY, study, CONSERVATORY, four bedrooms with ENSUITE to master, bathroom, GARAGE, rear garden and OFF ROAD PARKING. Early viewing highly recommended.

£279,995 - Freehold

- Four bedroom detached house
- Set on a corner plot
- Three reception rooms
- Conservatory / Utility
- Garage/ off road parking
- Council tax band - D, EPC - C



DESCRIPTION

Introducing this four bedroom detached house offering flexible accommodation. The property benefits from a downstairs w.c. conservatory, kitchen with utility, en suite to master bedroom, off road parking and garage. Conveniently located within close proximity to the village centre, M4 corridor and well as Kenfig Nature Reserve. Viewing recommended.

ENTRANCE

Via composite door into entrance hall finished with skimmed ceiling, radiator and laminate flooring. Under stairs storage cupboard. Staircase with fitted carpet leading to first floor.

DOWNSTAIRS W.C.

Tiled walls, laminate flooring and radiator. Two piece suite comprising w.c. and wash hand basin.

STUDY (8' 8" x 6' 11") or (2.64m x 2.11m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, radiator and laminate flooring.

LOUNGE (14' 6" x 11' 10") or (4.42m x 3.61m)

Accessed via double doors and overlooking the front of the property via two PVCu double glazed windows and finished with emulsioned ceiling, emulsioned walls with one feature wall. Feature wood burner and hearth, radiator and laminate flooring.

KITCHEN (12' 6" x 9' 7") or (3.81m x 2.92m)

Overlooking the rear of the property via PVCu double glazed window and finished with emulsioned ceiling and walls and tile effect laminate flooring. A range of wall and base units with complementary work surface housing a stainless steel sink and drainer. Built in appliances to include fridge/freezer, dishwasher, oven and hob. Door leading to utility and dining room.

DINING ROOM (9' 7" x 9' 4") or (2.92m x 2.84m)

Overlooking the rear of the property with PVCu French doors leading into the conservatory and finished with emulsioned walls with one feature papered wall, radiator and laminate flooring.

CONSERVATORY (14' 2" x 9' 5") or (4.32m x 2.87m)

Overlooking the rear of the property and finished with polycarbonate roof, PVCu double glazed windows to the side and rear, laminate flooring and door to the side.

UTILITY (7' 10" x 5' 9") or (2.39m x 1.75m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls with tiling to the splash back areas. Wall mounted Worcester gas boiler. A range of units, space for washing machine and tumble dryer. Door leading to the garage and PVCu double glazed door to the side garden.

FIRST FLOOR LANDING

Via stairs with fitted carpet and handrail. Doors leading to bedrooms and bathroom.



BEDROOM 1 (11' 10" x 8' 3") or (3.61m x 2.51m)

Overlooking the front via two PVCu double glazed windows and finished with emulsioned ceiling and walls radiator and fitted carpet. Door to ensuite.

EN-SUITE

Emulsioned ceiling and walls, tile effect laminate flooring and PVCu double glazed window to the side of the property. Three piece suite comprising w.c., wash hand basin and shower.

BEDROOM 2 (10' 6" x 8' 3") or (3.20m x 2.51m)

Overlooking the front of the property via PVCu double glazed window and finished with emulsioned ceiling and walls and fitted carpet.

BEDROOM 3 (7' 10" x 9' 9") or (2.39m x 2.97m)

Overlooking the rear of the property via PVCu double glazed window and finished with emulsioned ceiling and walls, radiator and fitted carpet.

BEDROOM 4 (7' 5" x 9' 8") or (2.26m x 2.95m)

Overlooking the rear of the property via PVCu double glazed window and finished with emulsioned ceiling and walls, radiator and fitted carpet.

BATHROOM

Overlooking the rear via PVCu double glazed window, emulsioned walls with tiling to the splash back areas and tiled flooring. Three piece suite comprising w.c. wash hand basin and bath.

GARAGE

Roller shutter door to the front. Window to the side. Shower cubicle.

OUTSIDE

Rear garden laid to patio.


Fenced area to the side of the property laid to chipping's with potential for further development.

Off road parking to the front of the property.

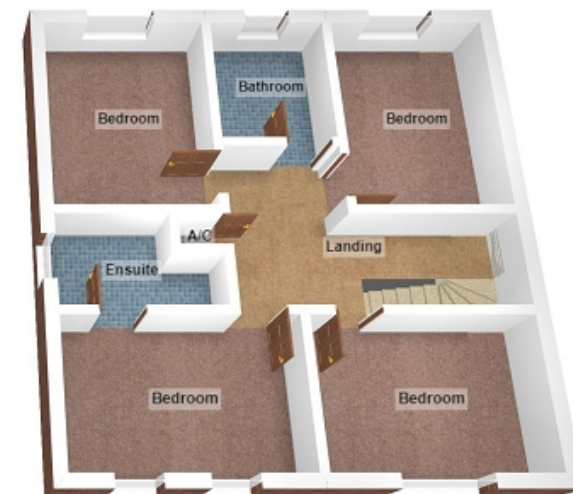


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(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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