

Payton  
Jewell  
Caines



Glannant Road, Bridgend, Bridgend County.  
CF31 4HR

£149,950

**PJC** PAYTON  
JEWELL  
CAINES

# Glannant Road, Bridgend, Bridgend County. CF31 4HR

Three bedroom semi detached house situated in Cefn Glas comprising entrance hall, lounge/diner, downstairs w.c. kitchen, first floor bathroom, enclosed rear garden and driveway parking to the front. Viewing recommended.

£149,950 - Freehold

- Three bedroom semi detached house
- Lounge/diner
- Downstairs w.c.
- Good size enclosed rear garden
- Off road parking to the front
- EPC - E / Council tax - C



## DESCRIPTION

Introducing this three bedroom semi detached house benefiting from a lounge/diner, downstairs w.c. enclosed rear garden and 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.

## ENTRANCE

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

## ENTRANCE HALL (12' 10" x 6' 10") or (3.92m x 2.08m)

Large entrance hall finished with a textured ceiling with coving, centre rose and centre light, textured and papered walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property. Textured glass looking into the lounge, stairs leading to the first floor and under stairs storage area housing the boiler, electric fuse board and gas meter. Wooden and glazed door leading into the lounge/diner and sliding door leading into the kitchen.

## LOUNGE/DINER (25' 2" max x 10' 11" max) or (7.66m max x 3.33m max)

Textured and coved ceiling with two ceiling roses and pendant lights, papered walls, skirting, fitted carpet, two radiators and two PVCu double glazed windows overlooking the front of the property. Feature chimney breast with gas fire and space for good size dining table and chairs. Feature chimney breast with alcoves either side to the dining area.

## KITCHEN (9' 1" x 6' 10") or (2.76m x 2.09m)

Skimmed ceiling with centre pendant light, papered walls, skirting and vinyl flooring in tile effect. A range of base units with roll top work surfaces housing inset one and half sink with mixer tap. Integrated electric oven with four ring gas hob, space for washing machine and serving hatch leading into the dining area. Radiator and PVCu double glazed window overlooking the rear of the property. Alcove for freestanding fridge/freezer with storage above and shelving. Door leading into the pantry cupboard with shelving and PVCu glazed door leading into the inner hallway.

## INNER HALLWAY

Emulsioned ceiling, textured walls, fitted carpet and door leading into the downstairs w.c.

## DOWNSTAIRS W.C.

Emulsioned ceiling, exposed block wall, fitted carpet, frosted PVCu double glazed window overlooking the side of the property and w.c.

## STORAGE AREA

PVCu double glazed window overlooking the rear of the property and PVCu frosted double glazed door leading out to the rear garden. Lighting and power.

## LANDING

Via stairs with fitted carpet and handrail. Textured and coved ceiling with centre pendant light, loft access, textured and papered walls, skirting, fitted carpet and PVCu double glazed window overlooking the rear of the property.



## **BATHROOM (7' 3" x 5' 5") or (2.20m x 1.66m)**

Via sliding wooden door. Textured and coved ceiling with centre light, floor to ceiling tiled walls, skirting, radiator, fitted carpet and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with taps, bath with chrome taps and overhead electric shower. Door leading into a cupboard housing the hot water tank and shelving.

## **BEDROOM 1 (11' 9" x 10' 11") or (3.59m x 3.34m)**

Textured, papered and coved ceiling with centre pendant light, papered walls, skirting and fitted carpet. Feature chimney breast with built in storage to the alcoves and door leading to further built in storage with shelving. PVCu double glazed window overlooking the front of the property and radiator.

## **BEDROOM 2 (13' 1" max x 10' 11" max) or (3.98m max x 3.33m max)**

Textured and papered ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Feature chimney breast with alcoves either side.

## **BEDROOM 3 (8' 9" max x 6' 10" max) or (2.66m max x 2.08m max)**

Textured and coved ceiling with centre light, textured and papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property. Built in storage over the stairs with shelving.


## **OUTSIDE**

Good size enclosed and private rear garden, small area of patio with steps and path leading to the rear of the garden with brick built shed. The remainder of the garden is laid to lawn with raised borders to the side and shrubbery. Side gate leading to the front of the property.

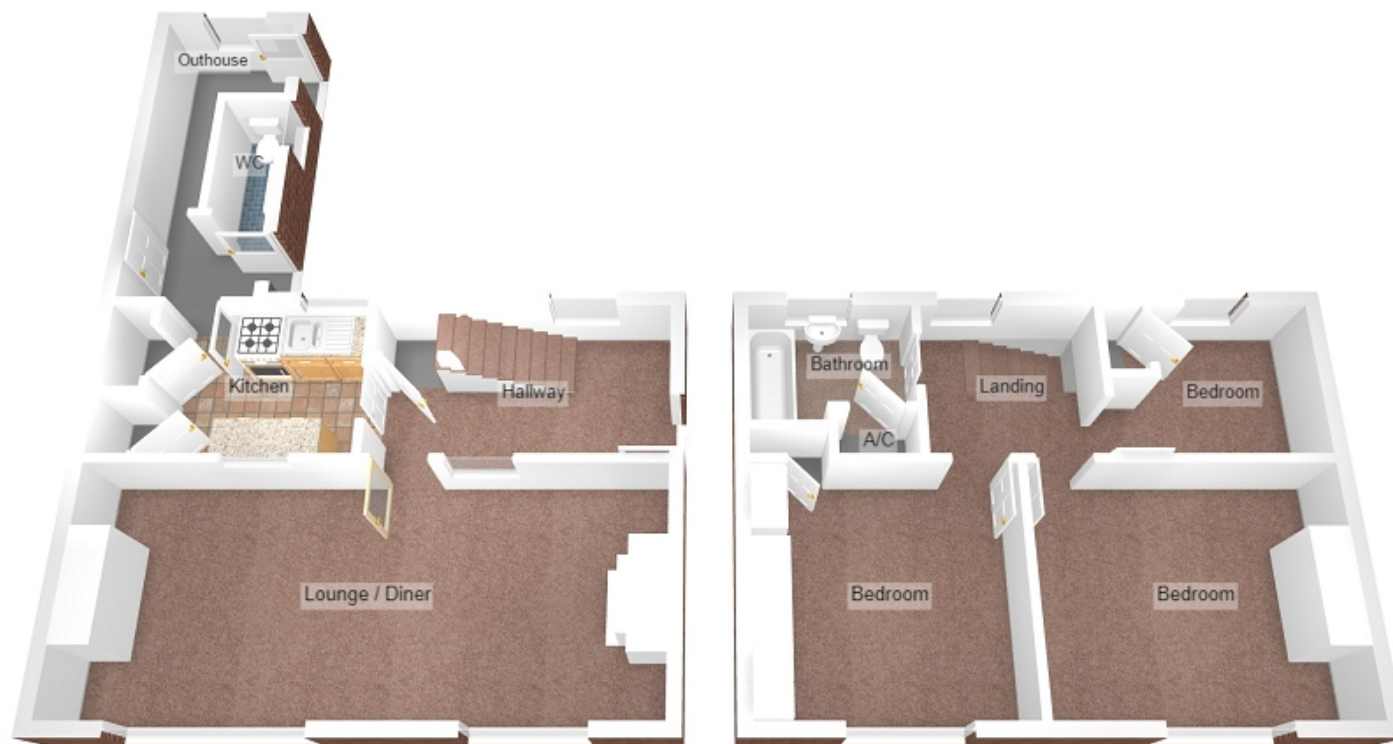
Off road parking to the front of the property for one to two vehicles and an area laid to lawn with paving slabs leading to the front door and side gate.



# 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>		
(39-54) <b>E</b>	44	
(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.



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