

Payton
Jewell
Caines



Coronation Street, Aberkenfig, Bridgend,
Bridgend County. CF32 9PS

£180,000



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Three bedroom mid terraced house comprising, entrance porch, entrance hall, TWO RECEPTION ROOMS, kitchen with utility area, bathroom and beautiful rear garden. Viewing recommended. Ideal first time purchase.

£180,000

- Three bedroom mid terraced house
- Two reception rooms
- Kitchen with utility
- First floor bathroom
- Beautiful rear garden
- EPC - D / Council tax - C



DESCRIPTION

Introducing for sale this three bedroom mid terraced house in the sought after location of Aberkenfig within walking distance of all facilities and amenities including doctors surgery and primary school. Good road links to Bridgend town centre, McArthur Glen Designer Outlet and the M4 corridor and A48. The property benefits from two reception rooms, kitchen with utility and beautiful rear garden. Ideal first time purchase.

ENTRANCE

Via PVCu door with side panel into the entrance porch.

ENTRANCE PORCH

Emulsioned and bevelled coved ceiling, artexed walls, original Victorian tiled flooring and half glazed/half panelled door leading into the hallway.

ENTRANCE HALL

Artexed and bevelled coved ceiling, emulsioned and papered walls, fitted carpet and radiator. Two doors leading off.

RECEPTION ROOM 1 (12' 2" x 11' 3") or (3.71m x 3.43m)

Emulsioned, papered and coved ceiling, emulsioned walls with picture rail, laminate flooring, box bay PVCu double glazed window and radiator. Decorative wooden fireplace with tiled hearth housing an electric feature fire.

RECEPTION ROOM 2 (12' 11" x 11' 11") or (3.94m x 3.64m)

Polystyrene tiled and coved ceiling, emulsioned and papered walls, single glazed window looking into the utility, fitted carpet and radiator. Chimney breast with feature chimney place and gas fire. Door leading to an under stairs storage cupboard.

KITCHEN (19' 5" x 8' 10") or (5.91m x 2.70m)

PVCu tongue and groove ceiling, fully tiled walls and tiled flooring, large PVCu double glazed window overlooking the side of the property and PVCu double glazed window overlooking the rear garden. The kitchen comprises a range of wall and base units in wood effect with complementary work surfaces housing a one and half stainless sink with mixer tap. Space for washing machine, under counter fridge and cooker.

UTILITY (6' 6" x 3' 7") or (1.98m x 1.10m)

Clear Perspex roof, tiled walls and flooring, additional storage for further white goods. PVCu part glazed door with side panel leading to the rear of the property.

LANDING

Artexed ceiling, emulsioned and papered walls, skirting and fitted carpet. Original storage unit and access to the loft.

BEDROOM 1 (16' 2" x 10' 0") or (4.94m x 3.04m)

Polystyrene tiled ceiling, emulsioned and papered walls, fitted carpet, two PVCu double glazed windows overlooking the front of the property with venetian blinds to remain and radiator.



BEDROOM 2 (11' 11" x 10' 4") or (3.64m x 3.16m)

Artexed ceiling, emulsioned and papered walls, fitted carpet, radiator and PVCu double glazed window overlooking the beautiful rear garden. Built in storage unit.

BATHROOM (5' 10" x 5' 9") or (1.79m x 1.75m)

Wooden tongue and groove ceiling with wooden beading, fully tiled walls with decorative border tile and black decorative floor tiles. Three piece suite comprising bath with shower mixer tap, pedestal wash hand basin and w.c. PVCu frosted double glazed window overlooking the side of the property.

BEDROOM 3 (11' 7" x 8' 0") or (3.54m x 2.44m)

Emulsioned and papered ceiling, emulsioned walls with one feature papered wall, fitted carpet, radiator and PVCu double glazed window overlooking the rear garden.

OUTSIDE


Beautiful rear garden bound by brick and laid to lawn with a raised border, patio area with summer house and gate leading to the rear lane with possibility to add a garage. Outside w.c. with sink and a store cupboard.

The front of the property is bound by brick with wrought iron railing and gate with path leading to the front door.



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		84
(69-80) C		
(55-68) D	63	
(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.



www.pjchomes.co.uk

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