

Payton
Jewell
Caines



Shakespeare Avenue, Cefn Glas, Bridgend
County. CF31 4RY

£165,000



Shakespeare Avenue, Cefn Glas, Bridgend County. CF31 4RY

Good sized two bedroom semi detached house comprising lounge, kitchen/diner, two double bedrooms, family bathroom, enclosed rear garden, GARAGE and OFF ROAD PARKING for three vehicles. Early viewing highly recommended. Ideal first time buy or investment purchase.

£165,000 - Freehold

- Two double bedroom semi detached house
- Spacious lounge
- Enclosed rear garden
- Off road parking
- Garage
- EPC - D, Council tax band - B



DESCRIPTION

Introducing this two bedroom semi detached house in the popular location of Cefn Glas to the west of Bridgend, the property is within walking distance of local shops and amenities, Bridgend town centre, Cefn Glas Infants, Llangewydd Junior School and Bryntirion Comprehensive School. The property comprises lounge, kitchen/diner, two double bedrooms, family bathroom, enclosed rear garden, garage and off road parking. The property would make an ideal first time buyer or investment purchase.

ENTRANCE

Via part frosted glazed PVCu front door into entrance hall finished with emulsioned ceiling, centre pendant light, wired smoke alarm, emulsioned walls, skirting and grey wood effect laminate flooring. Stairs leading to first floor. Door to lounge.

LOUNGE (14' 10" x 10' 8") or (4.51m x 3.24m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, two wall mounted lights, radiator, PVCu double glazed window overlooking the front of the property, feature electric fire with brick backing and tiled hearth, skirting and wood effect laminate flooring.

KITCHEN/DINER (14' 0" min x 6' 11" min) or (4.27m min x 2.11m min)

Emulsioned ceiling, two pendant lights, emulsioned walls with tiling to splash back areas, radiator, two PVCu double glazed windows overlooking the rear of the property, PVCu frosted double glazed door leading to lean to, skirting and wood effect lino flooring. Door to under stairs storage with shelving, gas meter and electric consumer box. A range of white base units with complementary squared edge marble effect work surface. Inset stainless steel sink with chrome mixer tap. Integrated electric oven with four ring electric hob. Wall mounted Worcester combination boiler. Breakfast bar.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Emulsioned ceiling, centre pendant light, wired smoke alarm, drop down ladder and partially boarded loft, emulsioned walls, frosted PVCu double glazed window overlooking side of property, radiator, skirting and fitted carpet. Doors leading to two bedrooms and family bathroom.

FAMILY BATHROOM (6' 1" x 5' 7") or (1.85m x 1.70m)

Emulsioned ceiling, centre light, part emulsioned/part tiled walls, wall mounted extractor fan, wall mounted chrome towel radiator, PVCu frosted double glazed window overlooking the rear of the property, skirting and tile effect lino flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and bath with overhead electric shower and bi-folding glass screen.

BEDROOM 1 (14' 1" x 8' 10") or (4.28m x 2.70m)

Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, built in storage over the stairs with hanging rail and shelving, further built in storage with hanging rail and shelving, skirting and wood effect laminate flooring.

BEDROOM 2 (11' 1" x 7' 9") or (3.39m x 2.35m)

Emulsioned ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, two further cupboards for built in wardrobe space with hanging rails and shelving, skirting and wood effect laminate flooring.



LEAN-TO (7' 9" x 5' 6") or (2.37m x 1.67m)

Perspex roof, aluminium frame, single glazed units and tile effect lino flooring. Sliding door leading to rear garden. Door leading to the front of the property.

OUTSIDE

The rear garden is enclosed via feather edge fencing, concrete steps lead down to small patio area, area of decorative stone with pathway leading to rear of garden and the remainder laid to lawn. Wooden door leading to built in storage.

Off road parking for three vehicles to the front of the property leading to garage. Area of decorative stone and area of laid lawn with mature shrubbery.

GARAGE


Traditional up and over door. Power and light installed.

NOTE

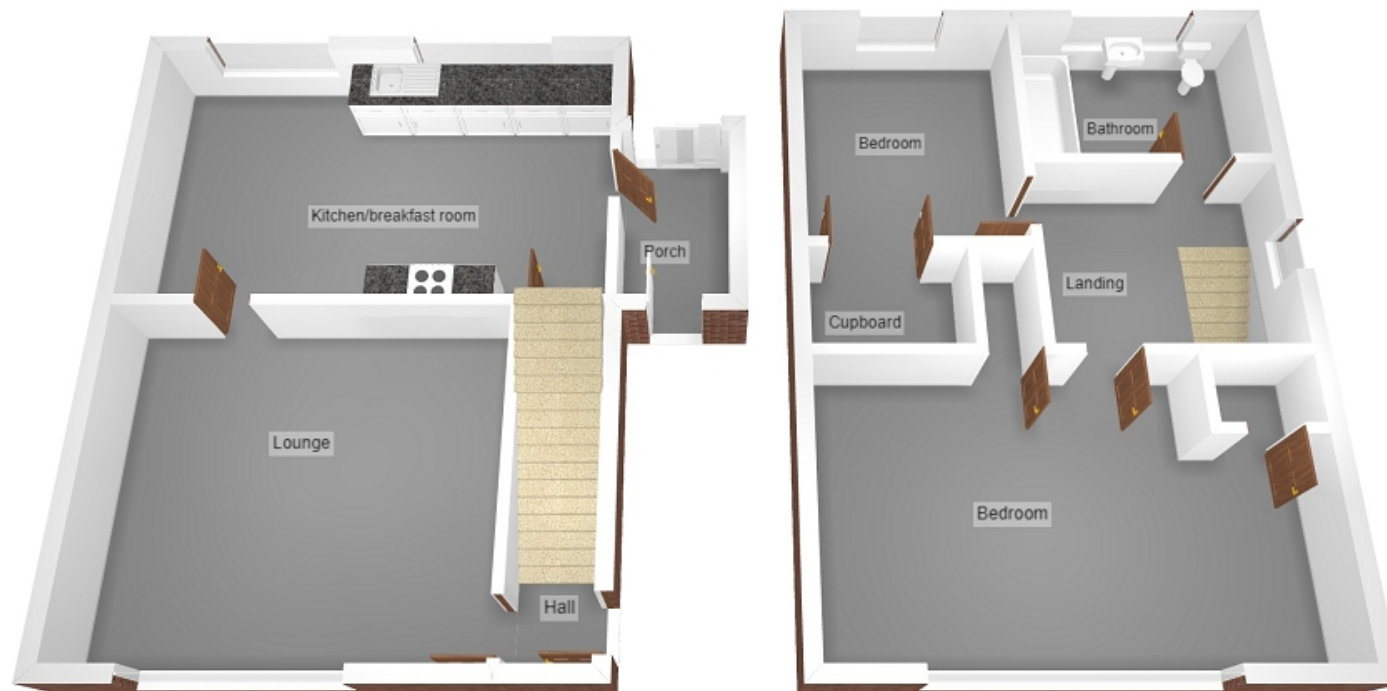
The vendor has advised the property has had a new roof and the front windows and door were replaced in 2018.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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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