



St. Brides Road, Aberkenfig, Bridgend
County. CF32 9RA

£196,995



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Beautifully presented three bedroom mid terrace house comprising entrance hall, lounge, dining room, kitchen/breakfast room, DOWNSTAIRS WC, three bedrooms, family bathroom, LOFT CONVERSION and low maintenance rear garden. Ideal first time purchase. NO ONGOING CHAIN.

£196,995

- Beautifully presented mid terrace house
- Three bedrooms plus loft conversion
- Open plan lounge/diner
- Open plan kitchen/breakfast room/ EPC - D , council tax band - B
- Modern four piece fitted bathroom
- Low maintenance enclosed rear garden with storage
- No onward chain



DESCRIPTION

Introducing a beautifully presented mid terrace house with a modern kitchen / diner, fabulous family bathroom and no onward chain!

Aberkenfig is a popular village location which still retains its traditional feel offering local shops, public houses and restaurants. The property is within easy walking distance of Aberkenfig primary school and is within catchment of Ynysawdre Secondary school. The M4 at Junction 36 is within a 5 minute drive and there is a local train station giving access to the mainline network.

Key features;

Modern fitted kitchen / diner

Luxury four piece bathroom suite

Completion is available after 1st December 2024

Close to local train station, shops and schools.

NO ONWARD CHAIN

ENTRANCE

Via part glazed composite front door into the inner hallway finished with emulsioned and coved ceiling, emulsioned walls, wall mounted fuse box, skirting and ceramic tiled floor. Glazed internal door through into the hallway finished with emulsioned and coved ceiling, emulsioned walls, skirting and a continuation of the ceramic tiles to the floor.

DINING ROOM (12' 10" x 12' 2") or (3.90m x 3.70m)

Emulsioned and coved ceiling, central ceiling rose, emulsioned walls, radiator, under stair storage, skirting and wood effect laminate floor. Large arch way leading into the lounge. Door leading to kitchen.

LOUNGE (11' 10" x 12' 6") or (3.60m x 3.80m)

Measurements into the bay. Overlooking the front via PVCu double glazed window with fitted Venetian blinds and finished with emulsioned and coved ceiling, central ceiling rose, emulsioned walls, skirting and a continuation of the laminate floor. Feature chimney breast finished with ceramic tiles.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the rear, access to loft storage, emulsioned and coved ceiling, wall mounted extractor, emulsioned walls with half height feature border tile and ceramic tiles below, wall mounted mirror, radiator and ceramic tiled flooring. Two piece suite in white comprising WC and wash hand basin with chrome mixer tap and storage below.



KITCHEN/BREAKFAST ROOM (12' 10" x 9' 2") or (3.90m x 2.80m)

Dual aspect natural light via PVCu double glazed window to the side with a fitted roller blind and PVCu double glazed French doors leading out to the rear patio. Emulsioned and coved ceiling with LED lighting, emulsioned walls, radiator, skirting and ceramic tiled floor. A range of low level and wall mounted kitchen units in high gloss dove grey with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset one and a half basin sink with swan neck tap and drainer. Integrated appliances to include fridge/freezer and under counter fridge. Double electric oven with four ring gas hob, overhead extractor fan and glass splash back. Plumbing for automatic washing machine and space for either tumble dryer or dishwasher. Breakfast bar.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

FAMILY BATHROOM

Emulsioned ceiling with recessed LED spot lights, PVCu frosted glazed window to the rear with a fitted roman blind, wall mounted extractor, wall mounted heated chrome towel rail, additional radiator, full height ceramic tiled walls and flooring. Four piece suite in white comprising WC, counter top wash hand basin with chrome waterfall tap, storage below and marble vanity shelf, large walk in shower housing a plumbed shower with hand attachment and rainwater head with recessed LED lit shelving and a large freestanding oblong bath with chrome waterfall tap, hand attachment, recessed shelving with feature LED lighting.

BEDROOM 1 (13' 9" x 8' 10") or (4.20m x 2.70m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and roller blind, emulsioned and coved ceiling, central light fitting, emulsioned walls, modern vertical radiator, fitted storage cupboard housing a wall mounted Ideal gas fired combination boiler, skirting and fitted carpet.

BEDROOM 2 (12' 6" x 9' 2") or (3.80m x 2.80m)

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

BEDROOM 3 (9' 10" x 6' 11") or (3.00m x 2.10m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and Roman blind, emulsioned and coved ceiling, central spot lights, emulsioned walls, skirting and fitted carpet. Door to pull down ladder to loft conversion.

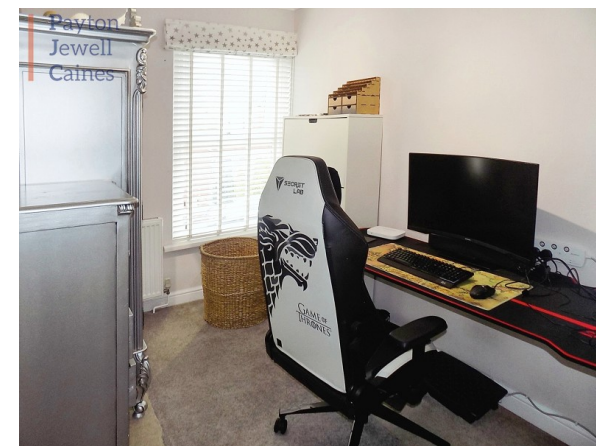
LOFT CONVERSION (14' 5" x 6' 7") or (4.40m x 2.00m)

Double glazed Velux sky light to the rear, sloping ceiling with central light fitting, emulsioned walls, radiator, storage into the eaves, skirting and laminate floor.

OUTSIDE

Enclosed rear garden laid to patio and artificial grass leading to a large brick built store to the rear of the garden with vaulted ceiling, power and light. Rear gated access to the rear lane. Traditional washing line.

Enclosed front forecourt.




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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk