



Maes-y-felin , Wildmill, Bridgend. CF31 1YX

£125,000

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IDEAL FIRST TIME BUY / IDEAL INVESTMENT PURCHASE. Three bedroom semi detached house comprising entrance hall/ utility area, inner hallway, downstairs w.c. kitchen/diner, lounge, family bathroom, three bedrooms and enclosed rear garden. NO ONGOING CHAIN.

£125,000 - Freehold

- Three bed semi detached house
- Open plan kitchen/diner
- Lounge/ No ongoing chain
- Gas fired combination boiler
- Downstairs w.c. / Utility area
- Excellent size rear garden/ EPC - D , Council tax band - B



DESCRIPTION

Introducing this three bedroom semi detached house which benefits from open plan kitchen/diner, downstairs WC and utility area and an excellent sized South facing rear garden. The property is located within the Wildmill area of Bridgend which is within walking distance of Bridgend Town Centre for access to the train and bus stations, retail amenities and also walking distance of Litchard Primary School and has excellent transport links to J36 of the M4 and McArthur Glen Designer Outlet.

The property would make an ideal first time buy / investment purchase.

ENTRANCE

Via frosted glazed PVCu front door into the utility area.

UTILITY AREA (10' 11" x 6' 2") or (3.34m x 1.89m)

Emulsioned ceiling with sunken spot lights, emulsioned walls with marble effect tiled splash back, single glazed timber framed window overlooking the front of the property, anthracite grey vertical radiator, skirting and wood effect laminate flooring. A range of wall and base units in a slab gloss cream with complementary toll top work surface. Surface mounted sink with black mixer tap. Space for washing machine and tumble dryer. Opening into inner hallway and then large opening into kitchen/diner

INNER HALLWAY (11' 8" x 6' 1") or (3.56m x 1.85m)

Papered ceiling with centre light, smoke alarm, emulsioned walls, skirting and a continuation of the laminate flooring. Door to downstairs WC, storage cupboard and lounge. Stairs leading to first floor.

KITCHEN/DINER (17' 9" x 9' 5") or (5.40m x 2.87m)

Emulsioned ceiling with two pendant lights, emulsioned walls with one feature papered wall, tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, PVCu double glazed door leading out to the rear garden, anthracite grey tall radiator, skirting and a continuation of the wood effect laminate flooring. A range of base units in a black slab wood effect with complementary square edge laminate wood effect work surface. Inset one and a half resin sink with black mixer tap. Integrated double oven and five ring gas hob. Space for freestanding large American style fridge/freezer. Space for dining room table. Space for freestanding centre breakfast bar. Fridge/freezer, washing machine and dryer under separate negotiation.

W.C. (4' 2" x 4' 1") or (1.26m x 1.24m)

Artexed ceiling with centre light, marble speckled effect aqua panel walls, frosted single glazed timber framed window overlooking the front of the property skirting and lino flooring. Two piece suite comprising WC and wall hung sink with chrome taps.

LOUNGE (15' 11" max x 11' 5" max) or (4.85m max x 3.48m max)

Artexed and coved ceiling, centre light, emulsioned walls, PVCu double glazed door leading out to the rear garden with PVCu double glazed panels to the side, feature chimney breast with electric fire, radiator, skirting and a continuation of the laminate flooring.



FIRST FLOOR LANDING

Via stairs with fitted carpet and painted hand rail. Artexed ceiling, access to loft, centre light, emulsioned walls, PVCu frosted double glazed window overlooking the front of the property, skirting and fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard housing gas combination boiler.

BEDROOM 1 (15' 10" x 9' 2") or (4.83m x 2.79m)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, large PVCu double glazed window overlooking the rear of the property, built in wardrobes to remain, skirting and fitted carpet.

BEDROOM 2 (9' 11" x 9' 4") or (3.01m x 2.85m)

Artexed ceiling, centre light, emulsioned walls, two built in wardrobes with hanging rail and shelving, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet.

BEDROOM 3 (9' 4" x 6' 3") or (2.84m x 1.91m)

Artexed ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, built in storage with hanging rail and shelving, skirting and fitted carpet.

FAMILY BATHROOM (6' 2" x 6' 1") or (1.89m x 1.86m)

Emulsioned ceiling, centre light, part tiled/ part aqua panelled walls, radiator, frosted PVCu double glazed window overlooking the front of the property, skirting and tile effect lino flooring. Three piece suite comprising low level WC, wall hung sink with chrome taps, bath with chrome taps and overhead chrome shower.

OUTSIDE

Flat low maintenance and enclosed South facing rear garden laid to lawn with borders to the side and rear and patio area ideal for garden furniture.


The front garden is low maintenance with patio, decorative stone border and mature shrubs. Shared side access. The car parking is communal.

DIRECTIONS

Travelling out of Bridgend on Quarella Road under the railway bridge into Wildmill. Continue through and take the last turning on the right (before the railway bridge) and continue to the parking at the end. The property can be found down the steps to the right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(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.



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