

Payton  
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Pentre Beili Terrace, Lewistown, Bridgend,  
Bridgend County. CF32 7LP

£112,000

**PJC** PAYTON  
JEWELL  
CAINES

## Pentre Beili Terrace, Lewistown, Bridgend, Bridgend County. CF32 7LP

Three bedroom mid terrace house comprising entrance hall, TWO RECEPTION ROOMS, kitchen/ breakfast room, lean to, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and beautiful views to the front. NO ONWARD CHAIN.

**£112,000 - Freehold**

- Traditional mid terrace house
- Three bedrooms with upstairs bathroom
- EPC - D, Council tax band - A
- Two reception rooms
- Fabulous views to the front
- Sold with no onward chain



## DESCRIPTION

Introducing this three bedroom mid terrace house comprising entrance hall, TWO RECEPTION ROOMS, kitchen/ breakfast room, lean to, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and beautiful views to the front. NO ONWARD CHAIN.

### Key features:

- Gas fired combination boiler
- Two reception rooms
- Upstairs bathroom
- Beautiful views to the front
- Freehold
- No onward chain

## ENTRANCE

Via frosted glazed PVCu front door into the entrance hall finished with emulsioned walls, skirting and wood effect laminate floor. Wall mounted electric meter. Door through to reception room 1.

## RECEPTION 1 (12' 2" x 8' 10") or (3.70m x 2.70m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, wall mounted gas meter, skirting and laminate floor.

## RECEPTION 2 (12' 10" x 11' 4") or (3.90m x 3.45m)

PVCu double glazed window leading into the rear lean to and finished with emulsioned walls with one feature papered wall, shelving in the chimney breast alcove, skirting and laminate floor.

## KITCHEN/BREAKFAST ROOM (14' 5" x 8' 4") or (4.40m x 2.55m)

Dual aspect natural light via PVCu double glazed window to the rear, PVCu double glazed window overlooking the lean to and frosted glazed PVCu door leading into the lean to. Finished with emulsioned ceiling and walls, central light fitting, skirting and ceramic tiled flooring. A range of low level and wall mounted kitchen units in an oak finish and a complementary roll top work surface with inset sink and drainer. Space for fridge/freezer. Space for cooker. Plumbing for automatic washing machine. Under stair storage.

## LEAN-TO

Poly carbonate roof, power, part glazed timber door leading out to the rear garden and ceramic tiled flooring.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage.

## BATHROOM

Frosted glazed PVCu window to the rear, emulsioned ceiling and walls, cupboard housing Vaillant gas fired combination boiler and lino flooring. Three piece suite comprising WC, wash hand basin and bath with over bath electric shower.



### **BEDROOM 1 (11' 6" x 8' 4") or (3.50m x 2.55m)**

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

### **BEDROOM 2 (9' 6" x 9' 0") or (2.90m x 2.75m)**

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

### **BEDROOM 3 (8' 6" x 6' 7") or (2.60m x 2.00m)**


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

### **OUTSIDE**

Enclosed rear garden laid to two levels. The bottom level is ideal for storing recycling with steps leading up to an area of lawn.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(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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