

Payton
Jewell
Caines



Shakespeare Avenue, Cefn Glas, Bridgend .
CF31 4RY

£185,000



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JEWELL
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Good sized three bedroom semi detached house comprising lounge, dining room, kitchen, two double bedrooms, shower room, enclosed rear garden, GARAGE and OFF ROAD PARKING. Early viewing highly recommended. Ideal first time buy or investment purchase.

£185,000 - Freehold

- Traditional three bedroom semi detached house
- Two reception rooms
- Modern fitted shower room
- Good size enclosed rear garden
- Detached single garage with generous off road parking
- Ideal first time or investment purchase, EPC - C
- Sold with no onward chain, Council tax - F



DESCRIPTION

Introducing this three bedroom semi detached house situated 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, dining room, kitchen, three bedrooms, shower room, enclosed rear garden, garage and off road parking. The property would make an ideal first time buyer or investment purchase.

Key Features

Lovely enclosed rear garden
Walking distance of Llangewydd and Cefn Glas Primary schools
Walking distance of Bryntirion Comprehensive School
Detached garage with driveway parking
FREEHOLD

ENTRANCE

Via part frosted glazed PVCu door into the entrance hall.

ENTRANCE HALL

Papered ceiling and walls, skirting, fitted carpet, doorway through to the lounge. Stairs to the first floor.

LOUNGE (14' 5" x 12' 2") or (4.40m x 3.70m)

Overlooking the front of the property via PVCu double glazed window with fitted vertical blind and finished with a coved ceiling, central light fitting and matching wall lights to remain, papered walls, skirting and fitted carpet. Feature fireplace which is coal effect gas living flame fire with marble hearth, back plate and wooden mantle. Concertina door leading into the kitchen.

KITCHEN (9' 6" x 9' 0") or (2.90m x 2.75m)

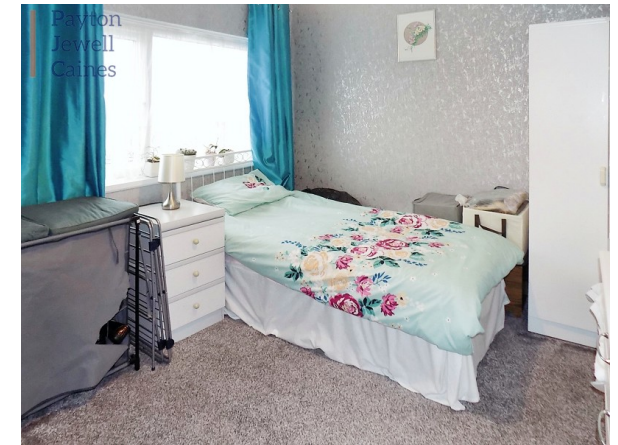
Overlooking the rear via PVCu double glazed window with a fitted roller blind and a frosted PVCu double glazed window with fitted roller blind and frosted glazed PVCu door leading out to the side of the property. Finished with a coved ceiling, central spot lights, emulsioned walls, skirting and wood effect vinyl flooring. The kitchen is arranged with wall mounted and low level units in buttermilk with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, plumbing for slim line dishwasher and washing machine, space for under counter fridge and freezer and space for gas cooker with built in extractor hood. Wall mounted Worcester gas fired combination boiler. Doorway through to the dining area.

DINING ROOM (8' 2" x 9' 10") or (2.50m x 3.00m)

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

LANDING

Via stairs with fitted carpet and double wooden balustrade. Access to loft storage, papered walls, skirting, fitted carpet and PVCu frosted glazed panel to the side.



SHOWER ROOM

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall and tile effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome waterfall tap and storage below and a quadrant style shower with sliding glazed doors housing a plumbed shower with grab rail. Wall mounted heated chrome towel rail and wall mounted matching bathroom cabinet.

BEDROOM 1 (12' 0" x 11' 2") or (3.65m x 3.40m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with papered ceiling and walls, skirting and fitted carpet. Fitted storage cupboard with shelving.

BEDROOM 2 (11' 2" x 9' 8") or (3.40m x 2.95m)

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

BEDROOM 3 (8' 2" x 6' 7") or (2.50m x 2.0m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling, papered walls, skirting and fitted carpet. Fitted storage above the stairs.

OUTSIDE


Enclosed rear garden laid to tiered patio with areas of decorative stone, mature trees and shrubs, traditional washing line, greenhouse and storage shed. Detached single garage with traditional up and over door, power and light. Outside tap. Driveway parking to the side and enclosed front garden laid to mature trees and shrubs and decorative stone. Handrails leading down to the front door. External storage (ex coal house).

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		84
(69-80) C	70	
(55-68) D		
(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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