

Payton
Jewell
Caines



Evans Street, Kenfig Hill, Bridgend County.
CF33 6EE

£215,000

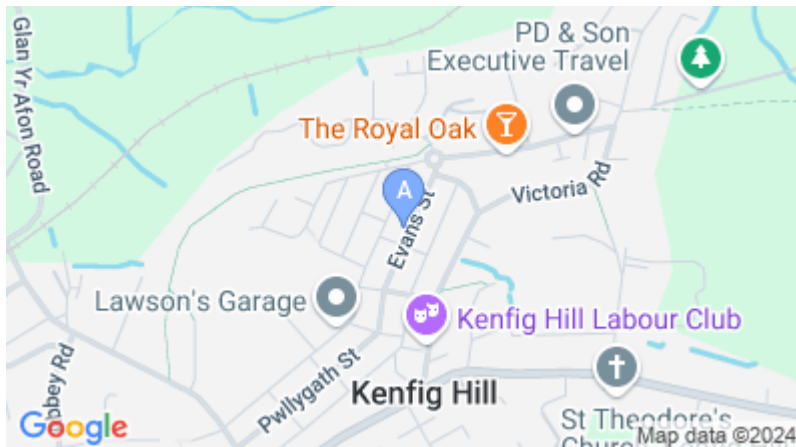
PJC PAYTON
JEWELL
CAINES

Evans Street, Kenfig Hill, Bridgend County. CF33 6EE

BEAUTIFULLY RENOVATED three bedroom mid terraced house comprising entrance hall, lounge, open plan kitchen/diner, utility/w.c. EN SUITE to bedroom one, family bathroom, enclosed rear garden and off road parking to the rear. Sold with no ongoing chain.

£215,000

- Traditional three bedroom mid terraced house
- Beautifully renovated throughout
- Open plan kitchen/diner
- En suite to bedroom one
- Enclosed rear garden with rear parking
- No onward chain
- EPC - D / Council tax - B



DESCRIPTION

A beautifully renovated three bedroom mid terrace house situated in Kenfig Hill which is well served with shops, takeaways, bus route and close to the local surgery. Good road access to the M4 corridor, Porthcawl coastal area and Bridgend town centre. The property benefits from a lounge, open plan kitchen/diner, utility/w.c. EN SUITE to bedroom one and family bathroom. Viewing is highly recommended. Sold with no ongoing chain.

Key Features

FREEHOLD

Walking distance of Mynydd Cynffig Infant and Junior schools

5 minute drive to the M4

Close to local shops

ENTRANCE

Via PVCu door into the inner hallway.

INNER HALLWAY

Emulsioned ceiling and walls with half height feature wood panelling and ceramic tiled flooring. Wall mounted fuse box and internal door leading into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, laminate Herringbone style flooring, doorway through to the lounge.

LOUNGE (12' 10" x 12' 0") or (3.90m x 3.65m)

Overlooking the front via PVCu double glazed bay window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Feature chimney with ceramic hearth and oak mantle (currently closed off but could be opened up). Access to the L-shaped open plan kitchen/diner.

DINING AREA (12' 4" x 16' 9") or (3.75m x 5.10m)

PVCu double glazed window overlooking the rear and finished with emulsioned ceiling and walls, skirting and a continuation of the Herringbone style laminate flooring. Feature fireplace with ceramic hearth and oak mantle (currently closed off but could be opened up). Archway through to the kitchen area.

KITCHEN (14' 1" x 9' 0") or (4.30m x 2.75m)

Overlooking the side of the property via two PVCu double glazed windows and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the laminate style Herringbone flooring. The kitchen is arranged with low level and wall mounted units in sage green with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with swan neck tap and drainer, integrated electric oven with ceramic hob and overhead extractor hood. Steps leading down to the utility. Part frosted glazed PVCu door leading out to the rear garden.

UTILITY AREA/W.C.

PVCu frosted glazed window to the rear, emulsioned ceiling and walls, Herringbone style laminate flooring, inset one and half basin sink with swan neck tap and drainer, plumbing for automatic washing machine, further storage and a w.c. Fitted storage cupboard housing a wall mounted Worcester gas fired combination boiler.



LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, skirting and fitted carpet. Fitted storage cupboard.

FAMILY BATHROOM

PVCu double glazed window to the side, emulsioned ceiling with recessed LED spot lights and ceiling mounted extractor, emulsioned walls, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with black waterfall tap and bath with black waterfall tap and over bath plumbed shower with hand attachment, rainwater head and side shower screen. Wall mounted heated towel rail.

BEDROOM 1 (11' 6" x 10' 10") or (3.50m x 3.30m)

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

EN SUITE

Emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, emulsioned walls, skirting and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin and quadrant style shower cubicle with sliding glazed doors housing a plumbed shower and ceramic tiles to the splash back areas. Wall mounted heated chrome towel rail.

BEDROOM 2 (10' 10" x 8' 4") or (3.30m x 2.55m)

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

BEDROOM 3 (7' 9" x 8' 2") or (2.35m x 2.50m)

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

OUTSIDE


Enclosed rear garden laid to patio and lawn with rear lane access via gate with off road parking available to the rear.

Courtyard style front garden with gated access.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(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

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