

Payton
Jewell
Caines



Wyndham Crescent, Bridgend, Bridgend
County. CF31 3DN

£250,000



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Two bedroom DETACHED BUNGALOW situated within walking distance of Bridgend town centre. The property comprises, entrance hall, lounge, kitchen/ diner, shower room, SUN ROOM to the rear, enclosed South facing rear garden, converted garage and driveway parking to the front. Viewing recommended.

£250,000 - Freehold

- Two bedroom detached bungalow
- Large sun room to the rear
- Converted garage and good off road parking
- Enclosed South facing rear garden
- Easy walking distance of Bridgend town centre
- EPC - D / Council tax - D



DESCRIPTION

Introducing this detached two bedroom spacious bungalow located on a sought after street within walking distance of Bridgend town centre and giving easy access to retail and food outlets. The property benefits from two good sized bedrooms and generous living accommodation as well as an enclosed rear garden, converted garage and good off road parking.

ENTRANCE

Via composite front door with leaded glass into the entrance hall.

ENTRANCE HALL (17' 9" x 6' 7" max) or (5.40m x 2.0m max)

Emulsioned and coved ceiling, emulsioned walls, radiator, tiled flooring in wood effect and doors leading into the lounge, two bedrooms, shower room and kitchen.

LOUNGE (15' 11" x 11' 6") or (4.85m x 3.50m)

Emulsioned ceiling and walls, PVCu double glazed bay window, radiator, fitted carpet and feature traditional fireplace with tiling and electric fire.

BEDROOM 1 (12' 6" x 12' 6") or (3.80m x 3.80m)

Emulsioned ceiling and walls, fitted carpet, radiator, wall lights and PVCu double glazed window to the rear of the property.

SHOWER ROOM (10' 8" x 4' 7") or (3.26m x 1.39m)

Emulsioned ceiling with spot lights and attic access, part tiled / part emulsioned walls, tiled flooring and frosted PVCu double glazed window to the side of the property. Three piece suite comprising w.c. wall mounted wash hand basin with stainless steel mixer tap set within a vanity and shower with rain water head, inset lights and glass panel. Mirrored wall cabinet and stainless steel towel rail.

BEDROOM 2 (12' 10" x 10' 6") or (3.90m x 3.20m)

Emulsioned and coved ceiling, emulsioned walls with one feature papered wall, fitted carpet, radiator and PVCu double glazed window to the rear of the property.

KITCHEN/DINER (18' 3" x 11' 2") or (5.56m x 3.40m)

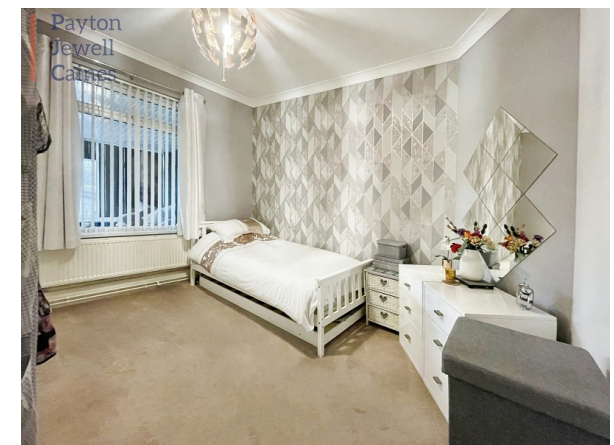
PVCu double glazed window to the rear of the property overlooking the sun room, emulsioned ceiling, part emulsioned walls with tiling to the splash back areas and tiled flooring. A range of wall and base units with complementary quartz work surfaces and stainless sink with quartz drainer and stainless steel mixer tap. Integrated dishwasher, washing machine, fridge/freezer, oven and induction hob with overhead extractor hood. Worcester combination boiler housed within a kitchen unit. Door leading into the pantry and PVCu French doors leading into the sun room.

PANTRY

PVCu frosted double glazed window to the front of the property, space for tumble dryer and shelving.

SUN ROOM (33' 10" x 9' 10") or (10.30m x 3.0m)

Currently used as a sitting / dining area. PVCu clad ceiling with wall lights, emulsioned walls, part laminate / part carpeted flooring, radiator, dwarf wall and PVCu surrounding windows and door leading out to the rear garden.

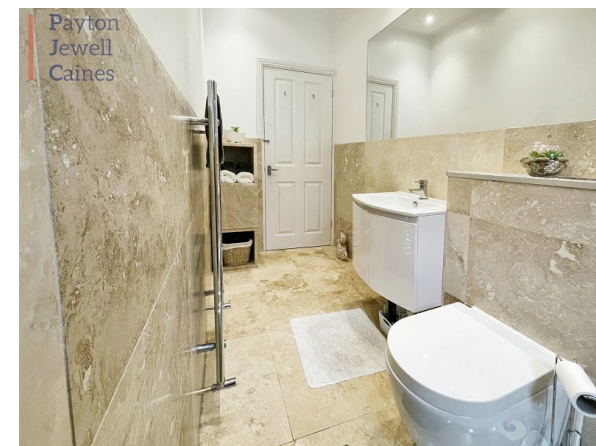


OUTSIDE

Enclosed rear garden laid to lawn with steps leading down to a patio area with planting area surrounded by mature palm trees and shrubs. Wooden gate leading to a storage area and access to the garage. Lighting and electric sockets. Wooden shed to remain.


CONVERTED GARAGE (20' 3" x 11' 0") or (6.17m x 3.36m)

Emulsioned ceiling with spot lights, emulsioned walls, laminate flooring and PVCu French doors. Electric sockets.



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		
(69-80) C		77
(55-68) D	63	
(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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