

Payton
Jewell
Caines



Ewenny Road, Bridgend, Bridgend County.
CF31 3HY

£275,000

PJC PAYTON
JEWELL
CAINES

Ewenny Road, Bridgend, Bridgend County. CF31 3HY

A well presented two bedroom semi detached house comprising entrance porch, lounge, dining room, open plan kitchen/breakfast room, two double bedrooms, large family bathroom, LOFT ROOM, enclosed rear garden and OFF ROAD PARKING to the front.

£275,000 - Freehold

- Two bedroom semi detached house
- Kitchen / breakfast room
- Conservatory / loft room
- Enclosed rear garden
- Driveway parking to the front
- Well presented throughout
- EPC - D / Council tax - D



DESCRIPTION

Introducing this well presented two bedroom semi detached house located within easy walking distance of Bridgend town centre and local primary and secondary schools. The property benefits from a lounge, dining room, kitchen/breakfast room, conservatory, loft room, enclosed rear garden and off road parking to the front. Viewing highly recommended.

ENTRANCE

Via PVCu glazed door leading into the entrance porch, access to the rear garden.

ENTRANCE PORCH (17' 9" x 3' 3") or (5.40m x 1.0m)

Emulsioned ceiling, painted brick wall, tiled flooring and frosted PVCu door leading to the rear of the property. Coat and shoe storage and glazed door leading into the dining room.

DINING ROOM (11' 6" x 15' 3") or (3.50m x 4.66m)

Emulsioned ceiling and walls, laminate flooring and carpeted stairs with wooden balustrade leading to the first floor. Anthracite modern radiator and door leading to under stairs storage. Exposed feature brick fireplace with log burner and wooden mantle with alcoves either side. Opening into the kitchen and glazed double doors leading into the lounge.

KITCHEN/BREAKFAST ROOM (9' 6" x 15' 5") or (2.90m x 4.70m)

Emulsioned ceiling with exposed beams and spot lights, emulsioned walls with tiling to the splash back areas, radiator and tiled flooring. A range of wall and base units with complementary wooden worktop housing a stainless steel sink and drainer with mixer tap. Integrated fridge/freezer and dishwasher. Tall larder style cupboard, integrated oven and microwave. PVCu double glazed windows overlooking the rear garden and dining room and door leading into the conservatory.

CONSERVATORY (7' 6" x 9' 6") or (2.28m x 2.89m)

Papered brick effect wall with surrounding PVCu double glazed windows with vertical blinds to remain, a continuation of the tiled flooring and radiator. Wall light, electric sockets and PVCu double glazed French doors leading out to the rear garden.

LOUNGE (12' 10" max x 14' 3" max) or (3.90m max x 4.35m max)

PVCu double glazed bay window to the front of the property, emulsioned ceiling and walls and wooden flooring. Feature electric fire with marble hearth.

LANDING

Via stairs with fitted carpet and wooden balustrade, emulsioned ceiling and walls, fitted carpet and storage area. Doors leading to two bedrooms, bathroom and stairs leading to the loft room.

FAMILY BATHROOM (9' 6" x 9' 6") or (2.90m x 2.89m)

Emulsioned ceiling with spot lights and extractor, tiled walls and flooring and PVCu frosted windows to the side and front of the property. Four piece suite comprising freestanding bath with stainless steel mixer waterfall tap and hand attachment, shower cubicle with power shower and bi-fold door, concealed w.c. and vanity unit for storage with porcelain top and mixer stainless steel waterfall tap. Stainless steel towel rail.



BEDROOM 2 (10' 6" x 8' 10") or (3.20m x 2.70m)

Emulsioned ceiling and walls, fitted carpet, radiator, PVCu double glazed window to the rear of the property and built in storage cupboard housing the combination boiler.

BEDROOM 1 (11' 2" x 14' 7" max) or (3.40m x 4.45m max)

Emulsioned ceiling and walls, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

LOFT ROOM (13' 9" x 10' 2") or (4.20m x 3.10m)

Via stairs from the landing. Emulsioned ceiling and walls with exposed beams, laminate flooring, radiator, velux window and window to the side of the property. Built in storage and storage to the eaves.

OUTSIDE


Block driveway to the front of the property with metal wrought iron gates.

Enclosed rear garden laid to patio and lawn, log cabin to the rear with shed and small allotment area. Rear lane 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 | | 84 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (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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