

Payton  
Jewell  
Caines



Grove Road, Bridgend, Bridgend County.  
CF31 3EF

£219,995

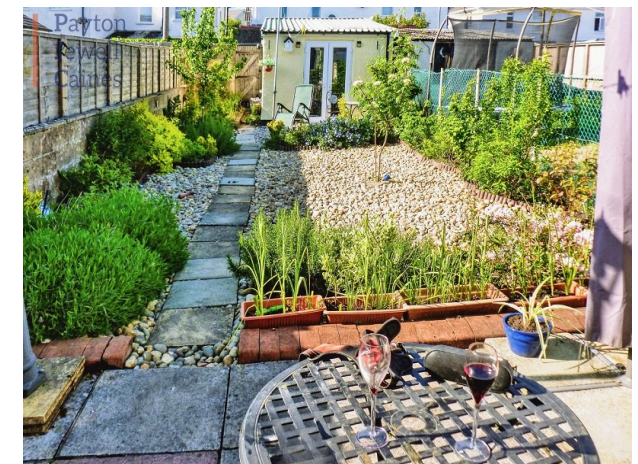
**PJC** PAYTON  
JEWELL  
CAINES

# Grove Road, Bridgend, Bridgend County. CF31 3EF

Well presented three bedroom mid terraced house situated on the Southside of Bridgend and comprising entrance hall, TWO RECEPTION ROOMS, kitchen/diner, family shower room, front and rear gardens and SINGLE GARAGE. Viewing recommended

**£219,995 - Freehold**

- Three bedroom mid terraced house
- Two reception rooms
- Kitchen/diner
- Enclosed rear garden and single garage
- Popular location
- EPC - D / Council tax - D



## DESCRIPTION

Introducing this well presented three bedroom mid terraced house situated in the highly regarded residential area in the Southside of Bridgend which is conveniently positioned for Brynteg Comprehensive School, Old Castle Primary School and Bridgend town centre is within walking distance with all amenities and facilities. Good road links to the M4 corridor and A48.

The property offers many original features throughout and benefits from two reception rooms, modern fitted kitchen/diner, family shower room, sunny aspect rear garden and single detached garage. Viewing highly recommended to fully appreciate this delightful family home.

## ENTRANCE

Via part glazed and frosted PVCu door into the entrance porch.

## ENTRANCE PORCH

Plastered and emulsioned ceiling, half plastered and emulsioned / half tiled walls, skirting and tiled flooring. Wooden and glazed door leading into the entrance hall.

## ENTRANCE HALL

Textured ceiling with original coving and centre pendant light, textured and papered walls, skirting, original floorboards and radiator. Stairs leading to the first floor and doors leading off to the lounge, second reception room and kitchen.

## LOUNGE (14' 8" max x 13' 0" max) or (4.48m max x 3.96m max)

Textured and papered ceiling with centre light and ceiling rose, original coving, plastered and emulsioned walls with picture rail, skirting and laminate flooring in wood effect. Large PVCu double glazed bay windows overlooking the front of the property and radiator. Feature chimney breast with log burner and tiled hearth and surround with alcoves either side.

## RECEPTION 2/DINING ROOM (11' 1" x 10' 5") or (3.37m x 3.17m)

Textured ceiling with centre pendant light, ceiling rose and original coving, plastered and emulsioned walls with picture rail, skirting and laminate flooring in wood effect. Feature chimney breast with log burner, tiled hearth and surround with wooden mantle. PVCu double glazed French doors leading out to the rear garden and radiator.

## KITCHEN/DINER (17' 6" x 9' 1") or (5.33m x 2.76m)

Plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls with tiling to the splash back areas in subway tile, skirting, radiator and tiled flooring in wood effect. A range of base and wall units in light cream with complementary wood effect laminate work tops housing an inset stainless steel sink with chrome mixer tap. Space for washing machine and dishwasher, integrated four ring gas hob with overhead chrome and glass extractor fan. Integrated double electric oven and space for freestanding fridge/freezer. Ample space for dining table and chairs and PVCu double glazed window overlooking the rear garden and further PVCu double glazed window with PVCu frosted glazed door to the rear garden.



## LANDING

Via stairs with carpet runner, original handrail and spindle balustrade. Split level landing finished with plastered and emulsioned ceiling with pendant light, smoke alarm, papered walls, skirting and laminate flooring in wood effect. Access to the loft.

## BEDROOM 3 (8' 11" x 8' 0") or (2.73m x 2.44m)

Plastered and emulsioned ceiling with coving and centre pendant light, plastered and emulsioned walls, skirting and laminate flooring in wood effect. PVCu double glazed window overlooking the rear of the property and radiator.

## FAMILY SHOWER ROOM (8' 9" x 5' 1") or (2.66m x 1.55m)

Plastered and emulsioned ceiling with inset spot lights, extractor fan, plastered and emulsioned walls, floor to ceiling tiled walls in marble effect with centre strip, skirting and laminate flooring in wood effect. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and large walk in shower with sliding glass screen and overhead electric shower. Radiator and frosted PVCu double glazed window overlooking the side of the property.

## BEDROOM 2 (11' 4" x 10' 6") or (3.46m x 3.19m)

Plastered and emulsioned ceiling with centre pendant light and ceiling rose, original coving, plastered and emulsioned walls with picture rail, skirting and laminate flooring in wood effect. PVCu double glazed window overlooking the rear of the property and radiator.

## BEDROOM 1 (16' 7" x 11' 10") or (5.05m x 3.60m)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting and laminate flooring in wood effect. Radiator and two PVCu double glazed windows overlooking the front of the property. Chimney breast with alcoves either side, built in storage to the right hand side housing the gas combination boiler.

## OUTSIDE

To the front of the property is a concrete path leading to the front door, area of decorative stone and block built wall.


Good sized enclosed rear garden laid to patio with stepping stone slabs up to the rear of the garden with pebble stone, raised beds and mature shrubs. Stepping stone leading to the garage which can be accessed via PVCu double glazed French doors and path leading to the gate for rear lane access. Outside power and tap. Block built shed currently used as a log store.

## 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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