

Payton  
Jewell  
Caines



Graham Avenue, Pen-y-fai, Bridgend  
County. CF31 4NP

Offers Over  
£160,000

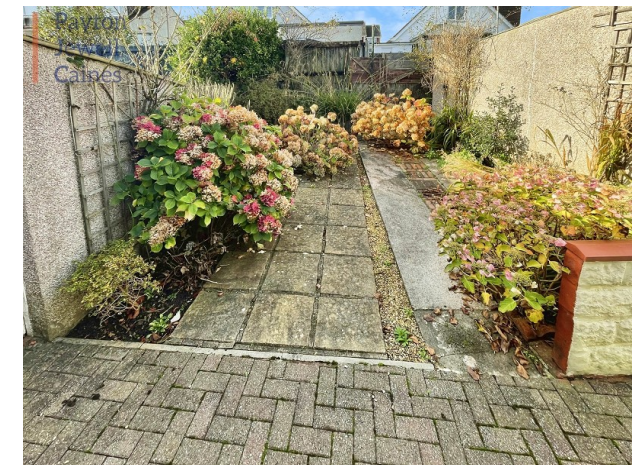
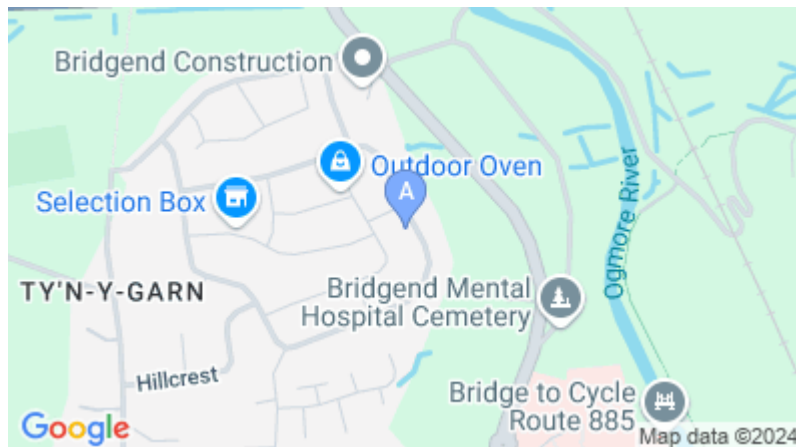
 PAYTON  
JEWELL  
CAINES

# Graham Avenue, Pen-y-fai, Bridgend County. CF31 4NP

Two/three bedroom semi detached DORMER  
BUNGALOW comprising entrance hall, lounge/diner,  
reception 2/bedroom and shower room to the ground  
floor and two double bedrooms and w.c. to the first  
floor, enclosed rear garden and DRIVEWAY PARKING.  
NO ONWARD CHAIN.

## Offers Over £160,000

- Two/three bedroom dormer bungalow
- Lounge/diner
- Downstairs shower room and first floor w.c.
- Enclosed low maintenance rear garden
- Off road parking to the front
- No onward chain
- EPC - C / Council tax - D



## DESCRIPTION

Introducing this two/three bedroom semi detached dormer bungalow located in the sought after village of Pen-y-fai benefiting from a downstairs shower room and first floor w.c. two double bedrooms, lounge/diner, reception room two/bedroom and driveway parking. The property is sold with on onward chain and viewing is highly recommended.

## ENTRANCE

Via part glazed and frosted PVCu front door with side panel into the entrance hall.

## ENTRANCE HALL (8' 5" x 3' 10") or (2.56m x 1.17m)

Textured, papered and coved ceiling with centre light, textured and papered walls, skirting, fitted carpet and built in shelving.

## KITCHEN (10' 6" max x 8' 4" max) or (3.20m max x 2.55m max)

The kitchen is finished with textured ceiling with centre spot lights, textured and papered walls with tiling to the splash back areas, skirting and tiled flooring. A range of base units with square edge worktops, space for under counter fridge/freezer, inset stainless steel sink with chrome taps and four ring electric burner with integrated electric double oven. Radiator and PVCu double glazed window overlooking the side of the property and part glazed and frosted PVCu double glazed door leading to the driveway. Pantry cupboard housing the electric consumer box and door leading to the inner hallway.

## INNER HALLWAY

Doors leading to the downstairs shower room, lounge/diner, reception two and airing cupboard. Textured, papered and coved ceiling with centre light, papered walls, skirting and fitted carpet.

## SHOWER ROOM (6' 4" x 5' 7") or (1.93m x 1.69m)

Textured and papered ceiling with centre light, floor to ceiling tiled walls with centre strip and tiled flooring. Three piece suite comprising low level w.c. built in corner wash hand basin with chrome mixer tap and good size walk in shower tray with overhead electric shower and sliding glass door. Radiator and frosted PVCu double glazed window overlooking the side of the property.

## RECEPTION 2/BEDROOM 3 (11' 3" x 9' 6") or (3.42m x 2.89m)

Textured, papered and coved ceiling with centre light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

## LOUNGE (14' 9" x 12' 0") or (4.50m x 3.65m)

Textured and coved ceiling with centre light, papered walls, skirting, fitted carpet and radiator. Chimney breast with feature gas fire, marble hearth and surround and wooden mantle. Large PVCu double glazed window overlooking the front of the property. Opening into the dining area.

## DINING AREA (14' 8" x 9' 1") or (4.48m x 2.77m)

Textured ceiling with centre light, papered walls with one feature wall, skirting and a continuation of the fitted carpet. PVCu double glazed window overlooking the rear of the property and radiator. Stairs leading to the first floor and under stairs storage cupboard.



## LANDING

Via stairs with fitted carpet and handrail. Textured ceiling with centre pendant light and loft access, smoke alarm, papered walls, skirting and fitted carpet. Doors leading to two bedrooms and sliding door leading to the w.c.

### BEDROOM 1 (16' 3" x 12' 1") or (4.96m x 3.69m)

Textured ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed windows overlooking the rear and side of the property. Built in wardrobe, drawers and dressing table.

### BEDROOM 2 (10' 3" x 8' 11") or (3.12m x 2.72m)

Textured ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in storage cupboard and further cupboard leading to the eaves storage.

### W.C. (4' 10" x 2' 11") or (1.48m x 0.90m)

Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting, fitted carpet and door leading to eaves storage. Two piece suite comprising low level w.c. and wall mounted wash hand basin with chrome tap.

## OUTSIDE


To the front of the property is a wrap around driveway with parking for two/three vehicles which is block paved, the remainder of the garden is laid to lawn with mature shrubbery, trees and small patio area.

Enclosed low maintenance rear garden laid to patio with raised beds and mature shrubbery. Outside tap. Traditional up and over door leading to the garage with power.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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