

Payton
Jewell
Caines



Tennyson Drive, Bridgend, Bridgend
County. CF31 4PU

£210,000

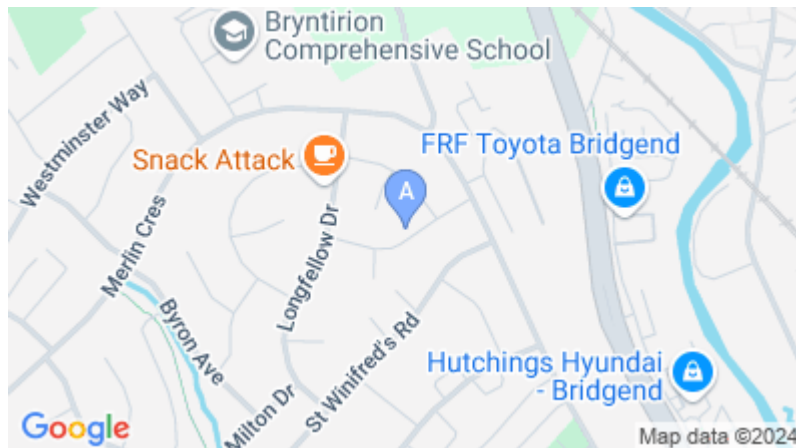
 PAYTON
JEWELL
CAINES

Tennyson Drive, Bridgend, Bridgend County. CF31 4PU

Three bedroom semi detached dormer bungalow comprising entrance hall, lounge, reception 2/dining room, bedroom 3/reception room, kitchen, family bathroom, enclosed rear garden, SINGLE GARAGE and OFF ROAD PARKING to the front. Viewing recommended.

£210,000

- Three bedroom semi detached dormer bungalow
- Well presented throughout
- Modern fully integrated fitted kitchen
- Gas fired combination boiler
- Open plan lounge through diner, EPC - / Council tax -
- Enclosed rear garden with single garage
- Generous off road parking to the front



DESCRIPTION

Introducing this three bedroom semi detached dormer bungalow located within Cefn Glas close to local shops and amenities and within walking distance of Bryntirion Comprehensive School and Bridgend town centre. Internal viewing highly recommended to fully appreciate all that this property has to offer.

ENTRANCE

Side access via part frosted and glazed PVCu door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, ceramic tiled flooring, fitted storage cupboard housing the electric meter and additional shelving. Doorway through to the kitchen.

KITCHEN (8' 6" x 8' 10") or (2.60m x 2.70m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls and a continuation of the ceramic tiled flooring. A range of low level and wall mounted kitchen units in high gloss white with complementary roll top work surface and ceramic tiles to the splash back. Integrated electric oven with ceramic hob and overhead extractor hood. Inset one and half basin sink with swan neck tap and drainer, integrated fridge and freezer, dishwasher and washing machine. Wall mounted fuse box.

BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling with recessed LED spot lights, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap, vanity shelf with storage below and p-shaped bath with plumbed shower, hand attachment and rainwater head and side glazed shower screen. Wall mounted heated chrome towel rail and wall mounted mirror.

BEDROOM 3/RECEPTION ROOM 3 (9' 10" x 9' 6") or (3.00m x 2.90m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with central light pendant, emulsioned ceiling and walls, skirting and laminate flooring.

RECEPTION 1/LOUNGE (10' 8" x 17' 5") or (3.25m x 5.30m)

Overlooking the front of the property via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling with central light pendant, emulsioned walls, skirting and laminate flooring. Feature timber mantle with slate hearth (chimney intact for wood burning stove or gas fire). Open archway through to reception 2/dining room.

RECEPTION 2/DINING ROOM (14' 7" x 9' 4") or (4.45m x 2.85m)

Overlooking the rear garden via PVCu double glazed window with a fitted venetian blind and a fully glazed frosted PVCu door leading out to the rear. Finished with emulsioned ceiling and walls, matching light pendant, skirting and laminate flooring.

LANDING

Via stairs with fitted carpet. Fitted storage housing a gas fired combination boiler.



BEDROOM 1 (10' 10" x 9' 0") or (3.30m x 2.75m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling with central light fitting, emulsioned walls, skirting and fitted carpet.

BEDROOM 2 (9' 0" x 9' 6") or (2.75m x 2.90m)

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


OUTSIDE

Enclosed rear garden laid to patio and lawn with a detached single garage with double doors.

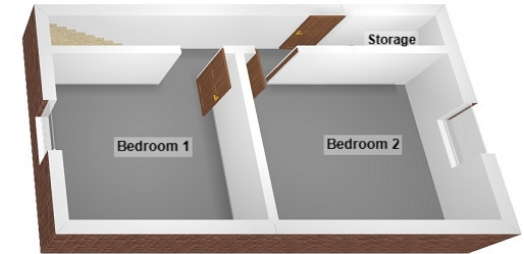
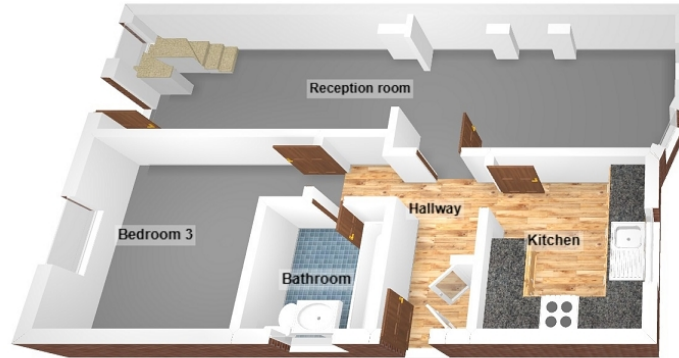
Block pavia driveway to the front of the property suitable for parking up to three cars side by side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



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