

Payton  
Jewell  
Caines



Cwrt Garreg, Cefn Glas, Bridgend. CF31 4EU

£235,000

**PJC** PAYTON  
JEWELL  
CAINES



## Cwrt Garreg, Cefn Glas, Bridgend. CF31 4EU

Modern three bedroom semi detached house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, EN SUITE to bedroom one, family bathroom, OFF ROAD PARKING for two vehicles, enclosed and private rear garden. Immaculately presented throughout. SOLD WITH NO ONWARD CHAIN!

£235,000 - Freehold

- Three bedroom semi detached house
- Open plan kitchen/diner,
- En suite to master bedroom and downstairs w.c.
- Off road parking to the front
- Good sized private and enclosed rear garden
- Ideal first time purchase / Must be viewed
- EPC - B / Council tax - C





## DESCRIPTION

We are pleased to offer for sale this immaculately presented three bedroom semi detached home situated within the popular residential location of Llangewydd Court which is within easy walking distance of local Primary (Cefn Glas Juniors and Llangewydd Juniors) and Secondary (Bryntirion) Schools as well as a local bus route. The property benefits from a kitchen/diner, downstairs w.c. family bathroom, en suite, enclosed rear garden and off road parking. Ideal first time purchase.

## ENTRANCE

Via part glazed and frosted composite door into the entrance hall.

## ENTRANCE HALL

Plastered and emulsioned ceiling with centre pendant light and smoke alarm, plastered and emulsioned walls, skirting, radiator and laminate flooring in grey wood effect. Stairs leading to the first floor and doors leading to the lounge and downstairs w.c.

## DOWNSTAIRS W.C. (5' 3" x 3' 1") or (1.60m x 0.93m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with tiling to the splash areas, extractor fan, radiator, skirting and vinyl flooring in wood effect. Two piece suite comprising low level w.c. and corner pedestal wash hand basin with mixer tap.

## LOUNGE (16' 3" x 11' 10") or (4.96m x 3.61m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, radiator, fitted carpet and large PVCu double glazed window overlooking the front of the property.

## KITCHEN/DINER (15' 0" x 10' 5") or (4.57m x 3.18m)

Plastered and emulsioned ceiling with two sets of lights, plastered and emulsioned walls, skirting and vinyl flooring in grey wood effect. A range of wall and base units in cream shaker style with complementary wood effect roll top work surfaces with matching up stands. Inset stainless steel sink with chrome mixer tap. Integrated fridge/freezer, dishwasher, washing machine, electric fan oven, four ring gas hob with glass splash back and overhead chrome extractor fan. Cupboard housing the gas combination boiler, space for good size dining table and chairs and feature panelled wall. Doorway leading to under stairs storage providing a pantry style cupboard housing the electric consumer box. PVCu double glazed window overlooking the rear of the property and PVCu double glazed French doors leading out to the rear garden.

## LANDING

Via stairs with fitted carpet and handrail. Plastered and emulsioned ceiling with centre pendant light, smoke alarm and loft access via pull down ladder which is boarded with light. Plastered and emulsioned walls, skirting, radiator and fitted carpet. Airing cupboard with shelving.

## FAMILY BATHROOM (6' 3" max x 5' 7" max) or (1.90m max x 1.70m max)

Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls with half height tiling around the bath area, skirting and vinyl flooring in tile effect. Three piece suite comprising pedestal wash hand basin with chrome mixer tap and tiling to the splash back, low level w.c. and bath with chrome mixer tap. Radiator, frosted PVCu double glazed window overlooking the rear of the property and wall mounted extractor fan.



## BEDROOM 1 (11' 9" x 8' 5") or (3.59m x 2.56m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of the property and radiator. Built in double mirrored wardrobe. Door leading to the en suite.

## EN SUITE

Plastered and emulsioned ceiling with centre light and extractor fan, plastered and emulsioned walls with tiling to the splash back areas, skirting, radiator and vinyl flooring in tile effect. Three piece suite comprising low level w.c. large walk in shower with overhead chrome shower and bi-fold glass screen, pedestal wash hand basin with chrome mixer tap and wall mounted mirrored cabinet.

## BEDROOM 2 (10' 2" x 8' 6") or (3.10m x 2.59m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator. and PVCu double glazed window overlooking the rear of the property.

## BEDROOM 3 (8' 10" x 6' 4") or (2.70m x 1.92m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

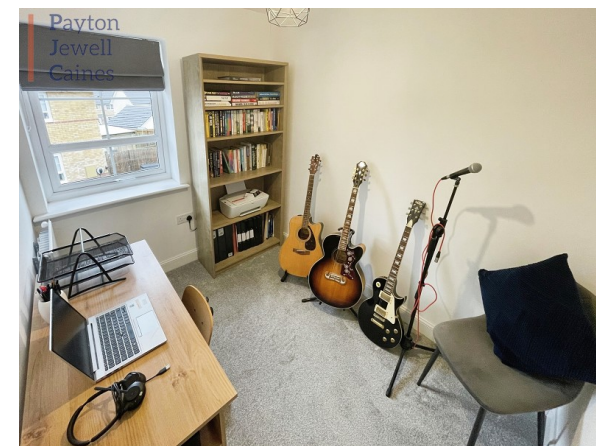
## OUTSIDE

Driveway parking to the front of the property for two vehicles and side gate leading to the rear garden. Paved steps leading to the front door with metal fencing and outside light.

Good sized enclosed rear garden via feather edge fencing, laid to Indian sandstone and lawn, area for a garden shed, outside tap and gate leading to the front of the property.

## NOTE


We have been advised that the property is freehold, however title deeds have not been inspected.



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>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)