

Payton  
Jewell  
Caines



Kingston House Canola, Sarn, Bridgend  
County. CF32 9TY

£225,000

**PJC** PAYTON  
JEWELL  
CAINES

# Kingston House Canola, Sarn, Bridgend County. CF32 9TY

Traditional three bedroom semi detached house which retains many original features. The property comprises entrance hall, lounge/diner, kitchen/diner, downstairs w.c. home office, three good size bedrooms, family bathroom and enclosed rear garden. Viewing recommended.

£225,000 - Freehold

- Three bedroom semi detached house
- Lounge / diner and kitchen / diner
- Downstairs w.c. and home office
- First floor bathroom
- Enclosed rear garden
- Viewing recommended
- EPC - C / Council tax - C



## DESCRIPTION

Introducing this well presented three bedroom semi detached house which offers excellent family accommodation and benefits from a lounge/diner, kitchen/diner, downstairs w.c. home office, three good size bedrooms, family bathroom and enclosed rear garden.

The property is within walking distance of local amenities and retail outlets as well as being a five minute drive from the M4 at J36. Viewing recommended to appreciate this family home.

## ENTRANCE

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

## ENTRANCE HALL

Textured and papered ceiling to the porch area. The hall is finished with plastered and emulsioned ceiling, plastered and emulsioned walls, skirting, radiator, original archway and tiled flooring. Built in storage cupboard housing the electric consumer box and smoke alarm. Doors leading to the lounge/diner, kitchen/diner and stairs leading to the floor with under stairs storage.

## LOUNGE/DINER (23' 2" x 13' 8") or (7.06m x 4.17m)

Spacious lounge/diner finished with plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls, skirting, laminate flooring in grey wood effect, PVCu double glazed bay window overlooking the front of the property and two radiators.

## KITCHEN/DINER (21' 9" max x 9' 9" max) or (6.62m max x 2.98m max)

Plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls, subway tiling to the splash back areas, skirting and a continuation of the tiled flooring from the hallway. A range of wall and base units in shaker style cream with complementary square edge laminate wood effect work surfaces housing an inset one and half stainless steel sink with chrome mixer tap. Integrated electric oven, induction hob with overhead chrome and glass extractor fan with stainless steel splash back and washing machine. Space for freestanding fridge/freezer and dining room table. PVCu double glazed window overlooking the rear of the property and frosted PVCu double glazed door leading out to the rear garden. Square opening into the home office.

## HOME OFFICE (13' 3" x 6' 0") or (4.04m x 1.84m)

Plastered and emulsioned ceiling with inset spot lights, glass lantern light, plastered and emulsioned walls, skirting, radiator and a continuation of the tiled flooring. Door leading to the downstairs w.c.

## DOWNSTAIRS W.C. (6' 0" x 3' 1") or (1.83m x 0.95m)

Plastered and emulsioned ceiling with inset spot lights, plastered and emulsioned walls, skirting, tiled flooring, chrome radiator and frosted PVCu double glazed window overlooking the front of the property. Two piece suite comprising low level w.c. and vanity wash hand basin with chrome mixer tap.

## LANDING

Via stairs with fitted carpet and handrail. Textured, papered and coved ceiling with centre light and ceiling rose, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard with hanging rails and shelving.



### **BEDROOM 1 (12' 0" max x 10' 0" max) or (3.66m max x 3.04m max)**

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

### **BEDROOM 2 (12' 11" x 9' 11") or (3.94m x 3.01m)**

Plastered, emulsioned and covered ceiling with centre pendant light and ceiling rose, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the side of the property. Built in storage cupboard housing the gas combination boiler.

### **BEDROOM 3 (11' 5" x 10' 10") or (3.47m x 3.31m)**

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

### **FAMILY BATHROOM (9' 0" x 6' 9") or (2.75m x 2.05m)**

Tongue and groove plastic clad ceiling with inset spot lights and coving, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. Wall mounted chrome towel rail radiator. Three piece suite comprising low level w.c. p shaped bath with chrome taps, overhead chrome mixer shower and folding glass screen and large vanity sink unit with chrome mixer tap and fitted mirrored cabinet. PVCu double glazed window overlooking the front of the property.

### **OUTSIDE**

Dwarf wall with fencing and gate leading to the front of the property and paved steps leading to the front door with area of decorative stone.

Good sized enclosed rear garden with built in cat enclosure (which could remain if required). Large block built shed, area of decking and artificial grass. Brick built structure housing the tumble dryer and additional fridge/ freezer. Outside tap and gate leading to the side 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>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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		
<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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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)