

Payton
Jewell
Caines



Parcau Road, Bridgend, Bridgend County.
CF31 4TA

£285,000

PJC PAYTON
JEWELL
CAINES

Parcau Road, Bridgend, Bridgend County. CF31 4TA

TRADITIONAL three bedroom semi detached house comprising entrance hall, THREE RECEPTION ROOMS, kitchen, DOWNSTAIRS WC, three bedrooms, family bathroom, rear garden, OFF ROAD PARKING and GARAGE. NO ONGOING CHAIN. Early viewing highly recommended to fully appreciate.

£285,000 - Freehold

- Traditional three bedroom semi detached house
- Three reception rooms
- Kitchen
- Downstairs WC
- Off road parking/ Garage
- Rear garden/ EPC - D , Council tax band - E



DESCRIPTION

Introducing this three bedroom semi detached house situated within a popular area of Bridgend and benefiting from lounge, reception room 2, dining area, kitchen, downstairs WC, three bedrooms, family bathroom, off road parking, garage and rear garden. The property can be offered for sale with no ongoing chain.

Conveniently positioned for Bridgend town centre with the main line train station, Newbridge fields and all amenities and facilities. The property is within the catchment area for Trelales Primary School and Bryntirion Comprehensive School. Viewing essential to fully appreciate what this property has to offer.

ENTRANCE

Via black composite leaded glazed front door into the entrance hall finished with papered ceiling and walls, PVCu window overlooking the side of the property, radiator and fitted carpet. Stairs to first floor with fitted carpet. Doors leading to lounge, reception room 2 and kitchen.

GARAGE

Electric roller shutter door.

LOUNGE (13' 1" max x 14' 1" max) or (4.0m max x 4.30m max)

Measurements into the bay. Papered ceiling and walls, picture rail, PVCu bay window overlooking the front of the property with shutters, radiator, fireplace with electric inset fire, wooden mantel, marble hearth and back plate, fitted carpet.

RECEPTION 2 (11' 10" max x 13' 1" max) or (3.60m max x 4.00m max)

Measurements into the recess. Papered ceiling and walls, picture rail, fireplace with gas fire, white mantel, marble hearth and back plate, radiator and fitted carpet. Opening into dining area.

DINING AREA (8' 10" x 12' 10") or (2.70m x 3.90m)

Emulsioned ceiling, spot lights, Velux window, emulsioned walls, PVCu French doors with windows either side leading on to the rear of the property, radiator and laminate flooring. Door leading into kitchen.

KITCHEN (18' 4" max x 6' 11" max) or (5.60m max x 2.10m max)

Emulsioned ceiling, spot lights, light fitting, part tiled/part wooden tongue and groove panelled walls, frosted PVCu window overlooking the side of the property, PVCu window overlooking the rear of the property, plinth heater and tiled flooring. A range of wall and base units with complementary work surface. Tall unit with glazing and inset spot lights. Integrated appliances include slim line dishwasher, fridge/freezer. Stainless steel one and a half sink and drainer with mixer tap. Stoves four ring gas hob, Stoves oven and Stoves stainless steel extractor hood. Plumbing and space for washing machine. Space for tumble dryer. Door to WC.

DOWNSTAIRS W.C. (5' 3" max x 3' 3" max) or (1.60m max x 1.0m max)

Emulsioned ceiling, spot lights, extractor, tiled walls, frosted PVCu window overlooking the side of the property and tile effect vinyl flooring. Two piece suite comprising low level WC and wall mounted wash hand basin.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Frosted PVCu window to the side of the property. Papered ceiling and walls, access into attic with ladder, doors leading to three bedrooms and bathroom.



BEDROOM 1 (14' 5" max x 13' 1" max) or (4.40m max x 4.00m max)

Measurements into the bay. Papered ceiling and walls, picture rail, PVCu bay window overlooking the front of the property with shutters, radiator and fitted carpet. Fitted wardrobes with over bed storage.

BEDROOM 2 (11' 6" x 10' 6") or (3.50m x 3.20m)

Measurement to the face of the fitted wardrobes. Papered ceiling and walls, picture rail, PVCu window overlooking the rear of the property, radiator and fitted carpet. Fitted wardrobes with one housing a Vaillant combination boiler.

BEDROOM 3 (7' 3" x 7' 7") or (2.20m x 2.30m)

Papered ceiling, emulsioned walls, PVCu window with shutters overlooking the front of the property, radiator and laminate flooring.

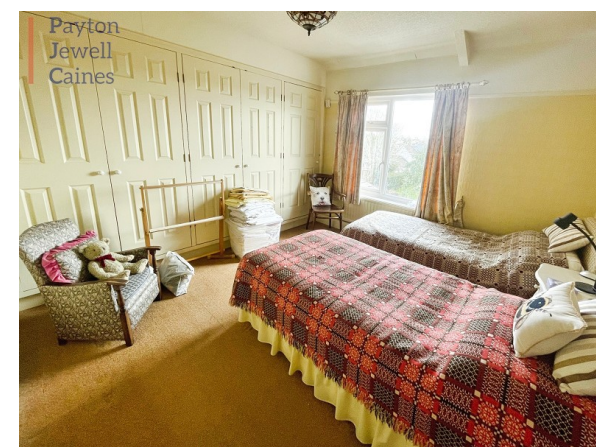
BATHROOM (6' 11" x 6' 7") or (2.10m x 2.00m)

Emulsioned ceiling, spot lights, tiled walls, frosted PVCu window overlooking the rear of the property, white towel rail and wood effect LVT flooring. Three piece suite comprising WC and sink set within vanity unit, P shaped bath with glazed door for easy access to the bath, glazed shower screen and overhead electric shower with hand attachment.

OUTSIDE


The rear garden has a paved patio area ideal for garden furniture with steps leading down to an area of lawn, mature trees and shrubs. Paved and gravel area to the rear of the garden. Generous sized rear garden.

The front of the property is laid to resin driveway leading to attached garage. Resin footpath leading to the front door with step, wrought iron railing and overhead canopy . The frontage has mature shrubs,paved area and decorative slate.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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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