

Payton
Jewell
Caines



Y Groes, Sarn, Bridgend County. CF32 9UN

£200,000

 PAYTON
JEWELL
CAINES

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Three bedroom semi detached house comprising kitchen/diner, good sized lounge, UTILITY, three bedrooms, family shower room, GOOD SIZED ENCLOSED REAR GARDEN and OFF ROAD PARKING.

£200,000 - Freehold

- Three bedroom semi detached house
- Lounge
- Modern fitted shower room
- Gas fired combination boiler
- Good sized enclosed rear garden
- Off road parking/ EPC - D, Council tax band - C



DESCRIPTION

Introducing this three bedroom semi detached house benefiting from gas central heating, off road parking and good sized family accommodation. The property is within easy walking distance of local amenities, shops and Schools. Access to the M4 corridor at junction 36.

ENTRANCE

Via part frosted glazed composite door with frosted PVCu double glazed side panel into the kitchen/diner.

KITCHEN/DINER (18' 8" x 9' 0") or (5.69m x 2.74m)

Emulsioned and coved ceiling, two pendant lights, emulsioned walls with half height tongue and groove PVC panelling and one feature papered wall, radiator, PVCu double glazed window overlooking the rear of the property, skirting and grey wood effect laminate flooring. A range of wall and base units in a shaker style with complementary roll top work surface. Inset gas hob with glass splash back. Integrated appliances include electric oven and fridge. Inset one and a half stainless steel sink with chrome mixer tap. Space for dining room table and chairs. Door leading to lounge. Stairs leading to the first floor. Door to utility.

UTILITY (10' 6" max x 6' 0" max) or (3.21m max x 1.84m max)

Emulsioned and coved ceiling, centre light, emulsioned walls with one exposed painted brick wall and fitted carpet. Built in shelving and work surface. Space for freestanding fridge/freezer, extra under counter freezer, washing machine and tumble dryer. Wall mounted gas combination boiler. PVCu double glazed door leading out to the rear garden.

LOUNGE (19' 2" x 12' 10") or (5.83m x 3.91m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front of the property, PVCu double glazed doors leading out to rear garden, two radiators, skirting and grey wood effect laminate flooring.

FIRST FLOOR LANDING

Via stairs with hand rail, wooden spindles and fitted carpet. Emulsioned ceiling, pendant light, access to loft, emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom. Double doors lead to airing cupboard with further built in storage.

BEDROOM 1 (14' 8" max x 10' 8" max) or (4.47m max x 3.25m max)

Emulsioned and coved ceiling, pendant light, papered walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

BEDROOM 2 (13' 7" max x 9' 6" max) or (4.14m max x 2.90m max)

Polystyrene textured tiled ceiling, pendant light, papered walls, two PVCu double glazed windows overlooking the rear of the property, radiator, skirting and fitted carpet.

BEDROOM 3 (10' 10" x 5' 9") or (3.30m x 1.76m)

Emulsioned ceiling, centre light, papered walls, two radiators, two PVCu double glazed windows one overlooking the front and one overlooking the side, skirting and fitted carpet. Built in storage with hanging rail.



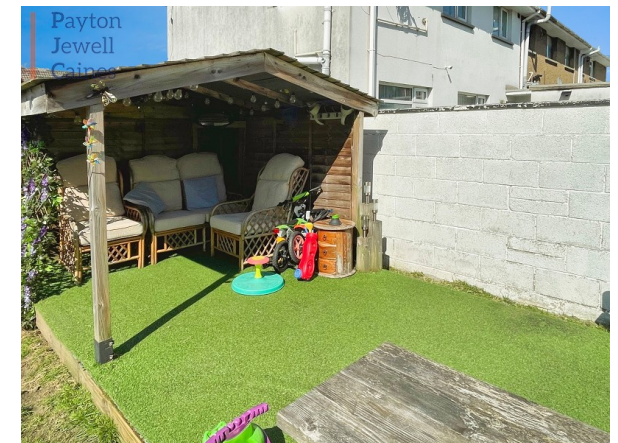
FAMILY SHOWER ROOM (8' 3" x 4' 8") or (2.52m x 1.43m)

Emulsioned ceiling, centre light, extractor fan, aqua panelled walls, wall mounted chrome towel radiator, wall mounted mirror, two frosted PVCu double glazed windows overlooking the rear of the property and wood effect vinyl flooring. Three piece suite comprising WC, vanity sink unit with chrome mixer tap, large walk in shower tray with overhead chrome mixer shower and glass screen.

OUTSIDE


Good sized enclosed rear garden mainly laid to lawn with an area of artificial grass with overhead canopy. Pathway leading to the rear of the garden. Area of decorative stone. Outside tap. Outside power socket. Space for shed. Space to the side of the property with gate giving access to the front of the property.

Off road parking for one vehicle to the front of the property. Area of laid lawn and an area of raised beds. Steps leading to the front door and side gated access to the rear garden.



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		
(69-80) C		78
(55-68) D	63	
(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.



www.pjchomes.co.uk

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