

Payton
Jewell
Caines



Llys Y Fran, Cefn Glas, Bridgend County.
CF31 4TU

£220,000

PJC PAYTON
JEWELL
CAINES

Llys Y Fran, Cefn Glas, Bridgend County. CF31 4TU

Traditional three bedroom semi detached house comprising entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, good sized enclosed rear garden, OFF ROAD PARKING and GARAGE.

£220,000 - Freehold

- Three bedroom semi detached house
- Off road parking/ Garage
- Good sized enclosed rear garden
- Gas combination boiler
- Good location for town
- EPC-D, Council tax band - C



DESCRIPTION

Introducing this three bedroom semi detached house in a cul de sac location benefiting from a good sized enclosed rear garden, modern fitted kitchen, dining room, lounge, three bedrooms, family bathroom and garage. The property is situated in a good location with good access to local Primary and Secondary Schools. Viewing is highly recommended to fully appreciate.

ENTRANCE

Via part frosted glazed PVCu door with part frosted glazed side panel into the entrance hall finished with artexed and coved ceiling, centre pendant light, smoke alarm, papered walls, radiator, electric consumer box, skirting and wood effect laminate flooring. Stairs leading to the first floor. Door leading to lounge.

LOUNGE (13' 1" x 10' 7") or (4.00m x 3.22m)

Artexed and coved ceiling, centre light, emulsioned walls, skirting and radiator, large PVCu double glazed window overlooking the front of the property and a continuation of the laminate flooring. Door leading to under stair storage cupboard.

DINING AREA (10' 0" max x 8' 4" max) or (3.06m max x 2.55m max)

Textured and coved ceiling, centre light, emulsioned walls with one feature papered wall, PVCu double glazed doors leading out to the rear garden, radiator, skirting and grey wood effect laminate flooring.

KITCHEN (10' 1" max x 8' 1" max) or (3.07m max x 2.46m max)

Emulsioned ceiling, pendant light, emulsioned walls with tiling to splash back areas in a white gloss subway, PVCu double glazed window overlooking the rear of the property, PVCu frosted double glazed door leading out to the rear garden, skirting and a continuation of the laminate flooring. A range of wall and base units in a slab gloss effect with complementary square edge laminate work surface. Space for freestanding washing machine. Integrated electric oven, four ring gas hob with chrome splash back, glass and chrome extractor fan. Integrated wine cooler. Space for under counter fridge/freezer and tumble dryer. Inset stainless steel sink with chrome mixer tap. Wall mounted gas combination boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Textured and coved ceiling, centre pendant light, access to loft, papered walls with one emulsioned wall, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard.

FAMILY BATHROOM (5' 11" max x 5' 7" max) or (1.81m max x 1.69m max)

Textured and coved ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property, skirting and tile effect lino flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and bath with chrome taps, overhead chrome mixer shower.

BEDROOM 1 (11' 10" x 10' 8") or (3.61m x 3.24m)

Measurements to the face of the wardrobe. Textured and coved ceiling, centre light, emulsioned walls with one feature panelled wall, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. double built in storage cupboard with hanging rail and shelving.



BEDROOM 2 (10' 7" max x 8' 9" max) or (3.23m max x 2.67m max)

Textured and coved ceiling, centre pendant light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet. Built in storage cupboard with shelving.

BEDROOM 3 (8' 4" x 8' 2") or (2.53m x 2.50m)

Textured and coved ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Door to over stair storage with shelving.

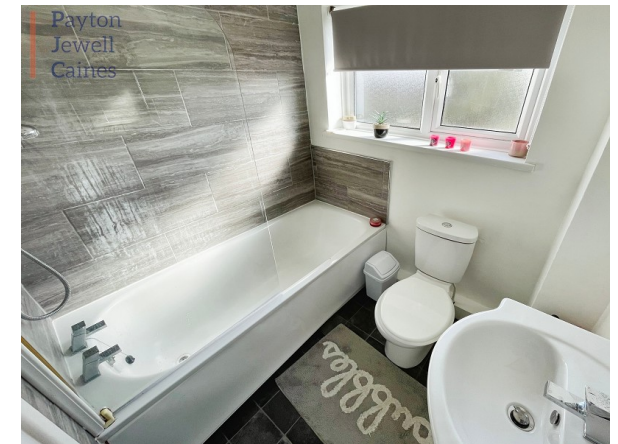
OUTSIDE

Good sized enclosed rear garden, area of decking with the remainder laid to lawn. Further area laid to decorative stone. Secondary decking area to the side of the property. Outside tap and outside double power socket. Side gated access leading to the front of the property.


Off road parking to the front of the property for three vehicles leading to garage. Area of decorative stone. Side gate leading to the rear garden.

GARAGE

Traditional up and over door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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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