

Payton
Jewell
Caines



Griffiths Terrace, Maesteg, Bridgend. CF34
0YB

£129,950

 PAYTON
JEWELL
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Traditional three bedroom semi detached house comprising entrance hall, lounge/diner, reception two, kitchen, w.c./utility, bathroom with separate w.c. and good sized enclosed rear garden in an elevated position with lovely views. Ideal first time purchase.

£129,950

- Traditional three bedroom semi detached house
- Open plan through lounge/diner
- Downstairs w.c./utility
- First floor bathroom with separate w.c.
- Good sized rear garden, EPC - D / Council tax -
- Requires some modernisation



DESCRIPTION

Introducing this three bedroom semi detached house situated in Caerau, Maesteg, perfectly located for access to the local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. The property requires some modernisation and benefits from a lounge/diner, downstairs w.c./utility and good sized enclosed rear garden. Ideal first time purchase.

Key features

FREEHOLD

Good size rear garden

Elevated views to the front

Extended to the side

NO ONWARD CHAIN

ENTRANCE

Via double glazed aluminium casement front door into the entrance hall.

ENTRANCE HALL

Central light fitting, papered and coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet. Double glazed aluminium casement window to the side and radiator with radiator cover. Fitted storage cupboard and handy under stairs storage. Doorway through to the lounge.

LOUNGE (12' 6" x 13' 5") or (3.80m x 4.10m)

Overlooking the rear garden via double glazed aluminium casement window with a fitted vertical blind and finished with tiled and coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet. Wall mounted electric coal effect fire with ceramic hearth and white mantle. Papered chimney breast and sliding internal doors leading through to reception two.

RECEPTION 2 (12' 0" max x 12' 4") or (3.65m max x 3.75m)

Overlooking the front of the property via double glazed aluminium casement bay window with a fitted vertical blind and finished with central light pendant, tiled and coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet. Chimney breast recess ideal for freestanding electric fire with white mantle.

DOWNSTAIRS UTILITY/W.C.

Double glazed aluminium casement window overlooking the rear garden with a fitted vertical blind, central light fitting, part papered/part emulsioned walls and vinyl flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and storage below. Plumbing for automatic washing machine with a roll top work surface and wall mounted mirrored cabinet.

KITCHEN/DINER (8' 2" x 16' 9") or (2.50m x 5.10m)

Benefiting from dual aspect natural light via double glazed aluminium casement windows overlooking the front and the rear and finished with central fluorescent strip light, artexed and coved ceiling, papered walls with half height feature dado rail, skirting and vinyl flooring. The kitchen is arranged with low level and wall mounted units in high gloss cream and wood effect with complementary roll top work surface, inset sink with mixer tap and drainer, space for electric cooker and high level fridge/freezer plus under counter appliance. Ample space for dining table and chairs and part glazed aluminium casement door leading out to the rear garden.



LANDING

Via stairs with fitted carpet and double balustrade. Tiled and coved ceiling, papered walls with half height feature dado rail, skirting, fitted carpet and double glazed aluminium casement window with a fitted vertical blind to the side of the property.

BATHROOM

Tiled and coved ceiling, light fitting, papered walls with half height feature dado rail, vinyl flooring, radiator and double glazed aluminium casement window to the side with a fitted vertical blind. Two piece suite in white comprising bath with chrome mixer tap and shower attachment and wash hand basin with chrome mixer tap and vanity unit/storage below.

SEPARATE WC

Double glazed aluminium casement window with a fitted venetian blind to the rear, tiled and coved ceiling with central light fitting, papered walls with half height feature dado rail, low level w.c. in white and vinyl flooring.

BEDROOM 1 (11' 4" x 13' 1") or (3.45m x 4.00m)

Overlooking the front via double glazed aluminium casement window with a fitted vertical blind and finished with papered walls with half height feature dado rail, skirting and fitted carpet.

BEDROOM 2 (10' 8" x 10' 2") or (3.25m x 3.10m)

Overlooking the rear garden via double glazed aluminium casement window with a fitted vertical blind and finished with papered walls with half height feature dado rail, skirting and fitted carpet. Fitted storage into the alcoves housing a wall mounted Worcester gas fired combination boiler.

BEDROOM 3 (8' 10" x 7' 8") or (2.70m x 2.33m)

L shaped room overlooking the front of the property via double glazed aluminium casement window with a fitted vertical blind and finished with a coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet.

OUTSIDE


Enclosed rear garden with brick built storage, lawn, mature trees and shrubs and elevated patio area with rear lane gated access.

Enclosed front garden laid to patio with a central magnolia tree and box hedging to the front. Gated access from pavement level with steps leading up to the front door.



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		75
(55-68) D	61	
(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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