

Payton
Jewell
Caines



Picton Street, Kenfig Hill, Bridgend County.
CF33 6EF

£194,950

PJC PAYTON
JEWELL
CAINES

Picton Street, Kenfig Hill, Bridgend County. CF33 6EF

Well presented Three bedroom end terraced house comprising entrance hall, lounge/diner, kitchen, family bathroom, enclosed and private side and rear gardens and GARAGE. Viewing highly recommended.

£194,950 - Freehold

- Three bedroom end terraced property
- Lovely views / Ideal location
- Lounge / diner
- Enclosed rear garden and garage
- Newly fitted gas combination boiler
- EPC - E / Council tax - C



DESCRIPTION

Introducing this end terraced home situated in the village of Kenfig Hill within easy access to local retail and sports facilities as well as and also being close to the M4 corridor, J37. The property offers good sized living accommodation, enclosed and private rear garden, garage and a cycle path nearby. Lovely family home!

ENTRANCE

Via part glazed and frosted wooden door leading into the entrance hall.

ENTRANCE HALL

Plastered, emulsioned and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting, tiled flooring, double glazed wooden framed window overlooking the front of the property and radiator. Under stairs storage area and doors leading to the lounge/diner and kitchen and stairs leading to the first floor.

KITCHEN (14' 11" max x 6' 10" max) or (4.55m max x 2.08m max)

Plastered, emulsioned and coved ceiling with two sets of spot lights, plastered and emulsioned walls with tiling to the splash back areas, extractor fan, skirting, radiator and tiled flooring. A range of base and wall units in shaker style with complementary roll top work surfaces housing an inset one and half stainless steel sink with chrome mixer tap. Integrated double electric oven and four ring electric hob, fridge/freezer and space for washing machine. Cupboard housing the gas combination boiler and double glazed wooden framed windows overlooking the side and rear of the property. Double glazed wooden door leading out to the rear garden.

LOUNGE/DINER (21' 9" max x 12' 9" max) or (6.64m max x 3.89m max)

Plastered, emulsioned and coved ceiling with two pendant lights, plastered and emulsioned walls, skirting, two radiators, fitted carpet, two feature chimney breasts and dividing archway. Double glazed wooden window overlooking the front of the property and double glazed wooden framed doors leading out to the rear garden.

LANDING

Via stairs with fitted carpet, handrail and spindle balustrade. Textured and coved ceiling with pendant light, access to the loft via pull down ladder which is fully boarded with velux double glazed window, lighting and plaster board. Plastered and emulsioned walls, skirting and fitted carpet. Large wooden framed double glazed window overlooking the side of the property with lovely hillside views. Doors leading to three bedrooms and family bathroom.

FAMILY BATHROOM (6' 10" x 6' 3") or (2.08m x 1.90m)

Textured and coved ceiling with centre light, fully tiled walls with feature chrome border and vinyl flooring in tile effect. Three piece suite comprising low level w.c. wash hand basin set within vanity unit with chrome mixer tap and bath with chrome mixer tap and handheld shower attachment. Radiator, frosted double glazed wooden framed window overlooking the front of the property and wall mounted extractor fan.

BEDROOM 1 (11' 11" x 11' 6") or (3.62m x 3.50m)

Textured and coved ceiling with pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator, wooden framed double glazed window overlooking the rear of the property with lovely hillside views.



BEDROOM 2 (13' 0" x 9' 1") or (3.97m x 2.77m)

Textured and covered ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, large double glazed wooden framed window overlooking the front of the property and radiator.

BEDROOM 3 (8' 0" x 8' 0") or (2.45m x 2.43m)

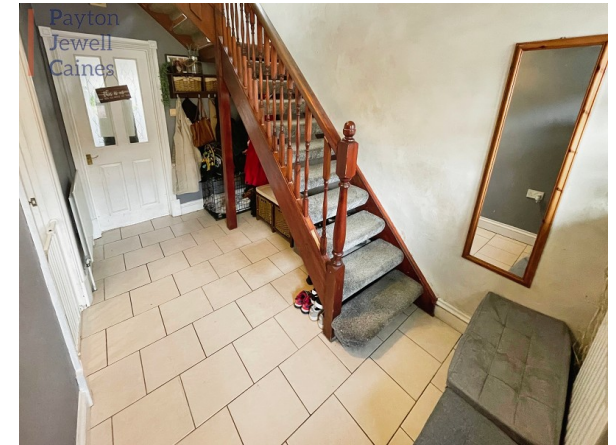
Textured and covered ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and double glazed wooden framed window overlooking the rear of the property.

OUTSIDE

Enclosed and private rear garden laid to patio with an area laid to artificial grass with hard standing for freestanding shed with power and decked area. Lovely hillside views.


Side garden with two gates and courtesy door leading into the garage, concrete area with outside tap. The garage is accessed via a traditional up and over door .

Small courtyard to the front of the property.



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		77
(55-68) D		
(39-54) E	53	
(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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