

Payton
Jewell
Caines



Evans Street, Kenfig Hill, Bridgend County.
CF33 6EE

£164,999



Evans Street, Kenfig Hill, Bridgend County. CF33 6EE

We are pleased to offer this traditional two/three bedroom mid terrace house which offers spacious accommodation throughout. The property benefits from two reception rooms, a modern fitted four piece bathroom suite, large rear garden with single garage. No ongoing chain. Viewing highly recommended.

£164,999 - Freehold

- Traditional two/three bedroom mid terrace house
- Lounge and second reception room
- Generous sized kitchen/conservatory
- Modern four piece bathroom suite
- Low maintenance garden/garage
- EPC - D / Council tax - B



DESCRIPTION

A two/three bedroom mid terrace house, situated in Kenfig Hill which is well served with shops, takeaways, on a bus route and close to local surgery. Good road access to the M4 corridor, Porthcawl coastal area and Bridgend town centre. The property benefits from spacious accommodation throughout and offers many original features with a modern touch. Viewing is highly recommended to fully appreciate this spacious home, which can be offered with no ongoing chain.

ENTRANCE

Access via PVCu double glazed door into entrance porch.

ENTRANCE PORCH

Skimmed ceiling, emulsioned walls and ceramic tiled flooring. Part glazed hardwood door into lounge.

LOUNGE (17' 2" x 11' 3") or (5.24m x 3.42m)

Skimmed ceiling, emulsioned walls, feature fireplace with gas log effect fire, radiator, PVCu double glazed window to front and laminate flooring.

INNER HALLWAY

Skimmed ceiling, emulsioned walls, double radiator and laminate flooring. Staircase leading to first floor.

RECEPTION 2/BEDROOM 3 (11' 1" x 9' 9") or (3.38m x 2.98m)

Skimmed ceiling, emulsioned walls with picture rail, storage cupboards, original feature fireplace, single glazed hardwood window overlooking conservatory, radiator and fitted carpet.

KITCHEN (12' 2" x 9' 7") or (3.72m x 2.92m)

Artexed ceiling, emulsioned walls with tiling to splash back areas and ceramic tiled flooring. A range of base and wall units with complementary work surface. One and a half bowl Egyptian Porcelain single drainer sink unit with hose effect mixer tap. Space for automatic washing machine, tumble dryer and free standing fridge freezer. Built-in electric oven and hob with extractor. Under stairs storage cupboard. PVCu double glazed window to rear. Single glazed hardwood window and door to conservatory.

CONSERVATORY (11' 0" x 6' 11") or (3.36m x 2.10m)

Polycarbonate roof, emulsioned walls, PVCu double glazed windows set on units, PVCu double glazed door to rear, double radiator and ceramic tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling, papered walls and fitted carpet.

FAMILY BATHROOM (12' 2" x 9' 7") or (3.71m x 2.93m)

Skimmed ceiling, fully tiled walls, two PVCu frosted double glazed windows to side and rear, cupboard housing gas combination boiler and tiled flooring. Four piece suite comprising double spa bath, corner Hydro shower cubicle with glass sliding doors and Hydrotherapy jets, low level w.c. and wash hand basin set within vanity unit. Vanity mirror with lighting to remain. Heated towel rail.



BEDROOM 1 (16' 6" x 10' 2") or (5.02m x 3.10m)

Skimmed and coved ceiling, emulsioned walls, radiator, two PVCu double glazed windows to front elevation and fitted carpet. Easily accommodates the super-king size bed, freestanding double wardrobe and triple wardrobe.

BEDROOM 2 (11' 5" x 10' 8") or (3.49m x 3.25m)

Skimmed ceiling, emulsioned walls, radiator, PVCu double glazed window to rear elevation and fitted carpet.

OUTSIDE


Rear garden is enclosed and bounded by breeze block wall. Mainly laid to decking with mature borders. Two storage sheds. Rear lane access. Steps leading to single garage with pit. Outside tap.

DIRECTIONS

From Bridgend town towards Tondy Road to the roundabout at Aberkenfig, take the first exit, continue along Cefn Cribwr into Kenfig Hill, at the monument take a right, take the first left and then first right onto Evans Street, where the property can be found on the right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(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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