

FOR  
SALE



10 Pandy Road, Aberkenfig, Bridgend, Mid Glamorgan CF32 9PP

£185,000 - Freehold

Payton  
Jewell  
Caines

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 [bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

## PROPERTY SUMMARY

Three bedroom end of terrace house comprising entrance hallway, open plan lounge/dining room, kitchen, bathroom, first floor w.c, three bedrooms and enclosed rear garden. Sold with NO ONGOING CHAIN.

## POINTS OF INTEREST

- Traditional three bedroom end of terrace house
- Open plan lounge/diner
- Downstairs bathroom with first floor w.c.
- Good sized enclosed rear garden
- Sold with no onward chain
- EPC - D / Council tax -



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed front door in the entrance hall.

### Entrance Hall

Emulsioned ceiling with feature architrave, emulsioned walls, skirting, radiator and fitted carpet. Stairs leading to the first floor with under stairs storage cupboard. Door through to the open plan lounge/diner.

### Lounge/ Dining room

3.90m x 6.70m (12' 10" x 22' 0") Overlooking the front of the property via PVCu double glazed box bay window finished with central light fitting, emulsioned ceiling and walls, skirting and fitted carpet. Feature fireplace with marble hearth, back plate, wooden mantle housing an electric coal effect fire with feature paper to the alcoves.

The dining area is finished with a PVCu double glazed window overlooking the rear with fitted vertical blind and matching central light fitting. Emulsioned ceiling and walls, skirting, fitted carpet, feature paper and recess LED light in the chimney breast alcove.

### Kitchen

3.30m x 3.15m (10' 10" x 10' 4") Overlooking the side of the property via PVCu double glazed window and access to the side via a part frosted glazed PVCu door. Finished with emulsioned ceiling with recessed spotlights and ceiling mounted smoke detector. Emulsioned walls, skirting and wooden effect vinyl flooring. The kitchen is arranged with low level and wall mounted units in cream with brushed chrome handles and complementary roll top work surfaces and feature glazed display unit with inset lighting. Inset sink with mixer tap and drainer, plumbing for automatic washing machine and slim line dishwasher. Space for under counter fridge, high level fridge/freezer and cooker. Serving hatch leading through to the dining room, built in extractor hood and door leading through to the rear lobby.

### Rear lobby

PVCu double glazed window overlooking the rear of the property. Ceramic floor tiling and concertina door into the bathroom.

### Bathroom

PVCu frosted glazed window overlooking the rear of the property with a fitted roller blind. Access to loft storage, central light fitting and ceiling mounted extractor. Emulsioned walls with half height ceramic tiles and anti-slip floor, w.c. wash hand basin, bath and wall mounted plumbed shower. Fitted storage cupboard.

### First floor landing

Access via stairs with fitted carpet and wooden balustrade. Access to loft storage with pull down ladder and partially boarded. Doors leading into the bedrooms and bathroom. Fitted storage cupboard with shelving.

### Bedroom 1

3.10m x 4.80m (10' 2" x 15' 9") Overlooking the front of the property via two PVCu double glazed windows, both with fitted vertical blinds. Finished with emulsioned ceiling and walls, skirting and fitted carpet. Two double fitted wardrobes with high level storage.

### Bedroom 2

3.45m x 3.10m (11' 4" x 10' 2") Overlooking the rear of the property via PVCu double glazed window and finished with emulsioned ceiling and walls, one featured papered wall, skirting and fitted carpet.

### Bedroom 3

3.10m x 2.00m (10' 2" x 6' 7") Overlooking the side of the property via PVCu double glazed window. Finished with emulsioned ceiling and walls, skirting, fitted carpet and wall mounted Worcester gas fired combination boiler.

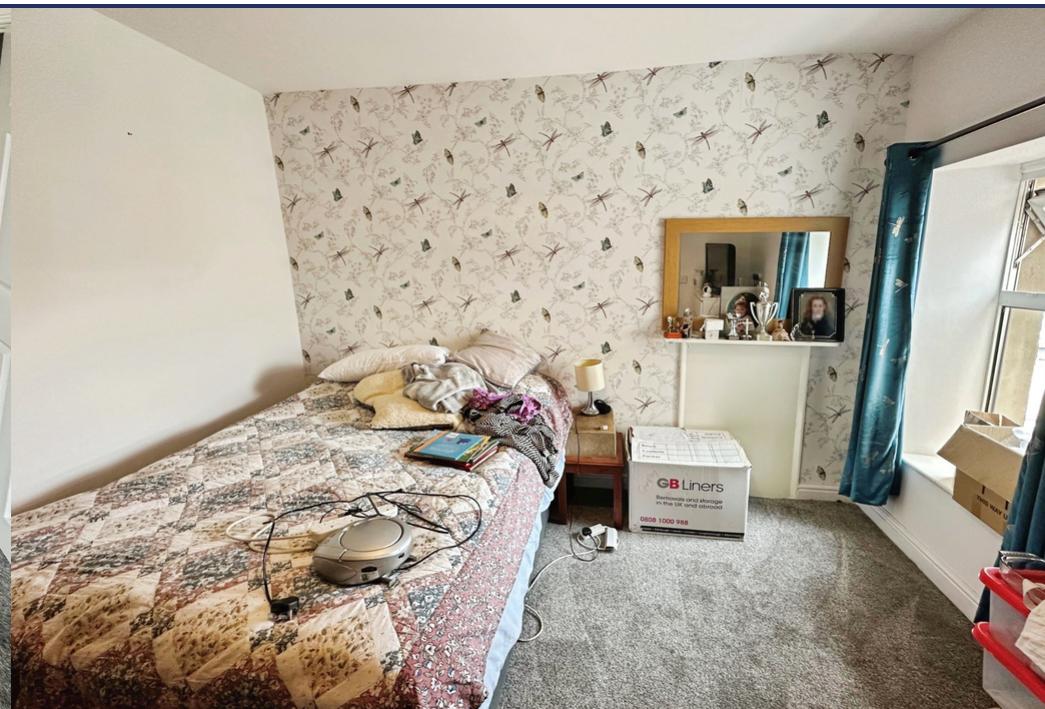
### WC

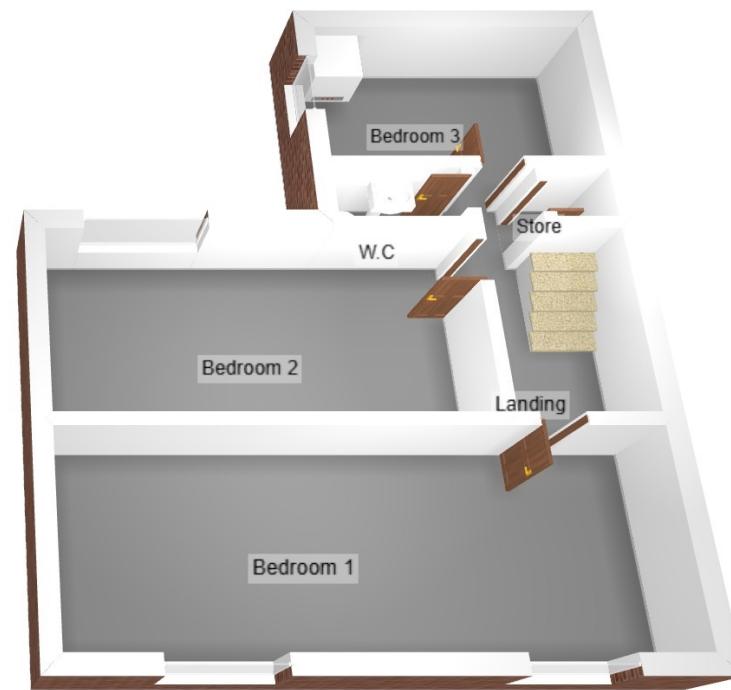
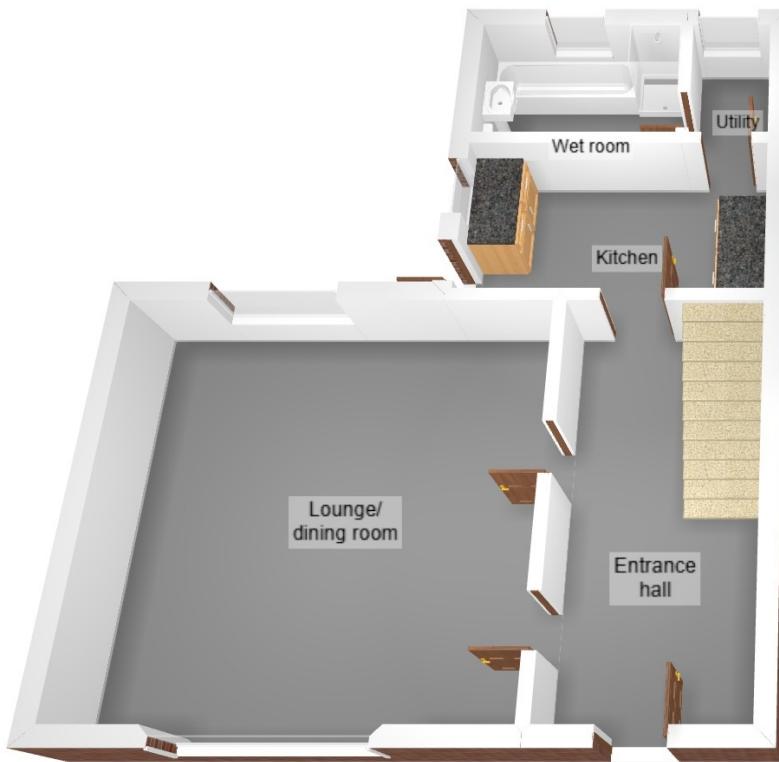
Two piece suite comprising w.c. and wash hand basin with vanity unit and grab rail.

### Outside

The rear garden is enclosed, laid to patio and lawn with raised beds and traditional washing line. Outside tap and gated side access back to the front of the property.

To the front of the property is an enclosed courtyard garden with shared steps and hand rail leading to the front door. Laid to decorative stone with railings to





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			