

FOR  
SALE



146 Llangewydd Road, Bridgend, Mid Glamorgan CF31 4JX

£249,950 - Freehold

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

Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Recently modernised FOUR bedroom, semi-detached house with THREE reception areas, MODERN fitted kitchen, bathroom and SHOWER room, generous rear garden and OFF-ROAD PARKING to the front. Sold with NO ONWARD CHAIN.

Key features:

Recently modernised semi detached house

Four good sized bedrooms

Good sized enclosed rear garden

Off-road parking

Easy walking distance to Cefn Glas and Llangewydd Junior School

Easy walking distance to Bryntirion Comprehensive School

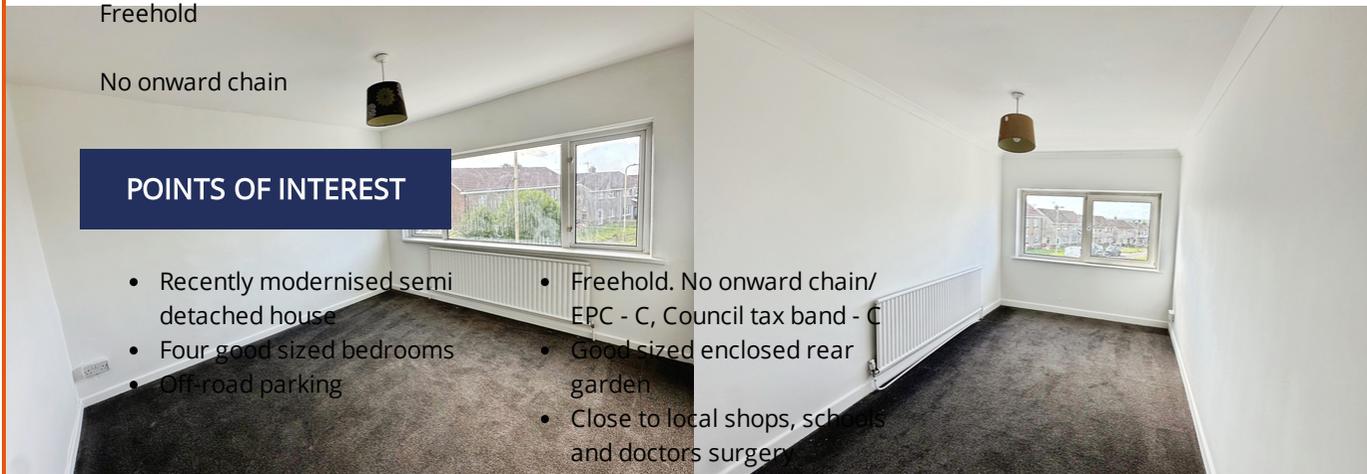
Close to local shops and doctors surgery

Freehold

No onward chain

## POINTS OF INTEREST

- Recently modernised semi detached house
- Four good sized bedrooms
- Off-road parking
- Freehold. No onward chain/ EPC - C, Council tax band - C
- Good sized enclosed rear garden
- Close to local shops, schools and doctors surgery



## ROOM DESCRIPTIONS

### Entrance

Access via frosted glazed PVCu front door with side frosted glazed panel into inner hallway.

### Inner hallway

Emulsioned ceiling with recess spotlights, emulsioned walls, skirting and wood effect laminate floor. Feature glazed panel to side. Door through to reception room and archway through to entrance hall.

### Entrance Hall

Emulsioned ceiling and walls, skirting and a continuation of the laminate flooring. Doorway through into lounge.

### Lounge

4.40m x 4.35m (14' 5" x 14' 3")

PVCu double glazed window overlooking the front of the property, emulsioned and coved ceiling, light fitting, emulsioned walls, skirting and wood effect laminate floor.

### Kitchen

7.80m x 2.15m (25' 7" x 7' 1")

Emulsioned and coved ceiling, emulsioned walls, skirting and wood effect laminate floor. Two PVCu double glazed windows overlooking rear garden. Part glazed PVCu door leading to the rear garden. The kitchen spans the entire width of the property. Arranged with wall mounted and low level kitchen units with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with swan neck tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor. Plumbing for automatic washing machine, space for fridge freezer and further low level appliances. Under stairs storage housing the electricity meter and a square archway through into the sun room.

### Sun Room

2.90m x 2.45m (9' 6" x 8' 0")

Emulsioned ceiling and walls, skirting and a continuation of the laminate flooring. Dual aspect natural light via PVCu double glazed door with side glazed panels leading to the rear garden. A part frosted glazed PVCu door leading to rear patio.

### Reception 2

5.60m x 2.40m (18' 4" x 7' 10")

Emulsioned and coved ceiling, emulsioned walls, skirting and laminate floor. PVCu double glazed window overlooking front of the property. Fitted storage cupboard housing the wall mounted fuse box.

### Landing

Via staircase with fitted carpet and wooden balustrade. Access to loft storage and doors off to four bedrooms, shower room and bathroom.

### Bedroom 1

3.30m x 3.60m (10' 10" x 11' 10")

Emulsioned ceiling and walls, skirting, PVCu double glazed window overlooking the front of the property and fitted carpet.

### Bedroom 2

3.35m x 3.0m (11' 0" x 9' 10")

Emulsioned ceiling and walls, skirting, PVCu double glazed window overlooking rear garden and fitted carpet.

### Bedroom 3

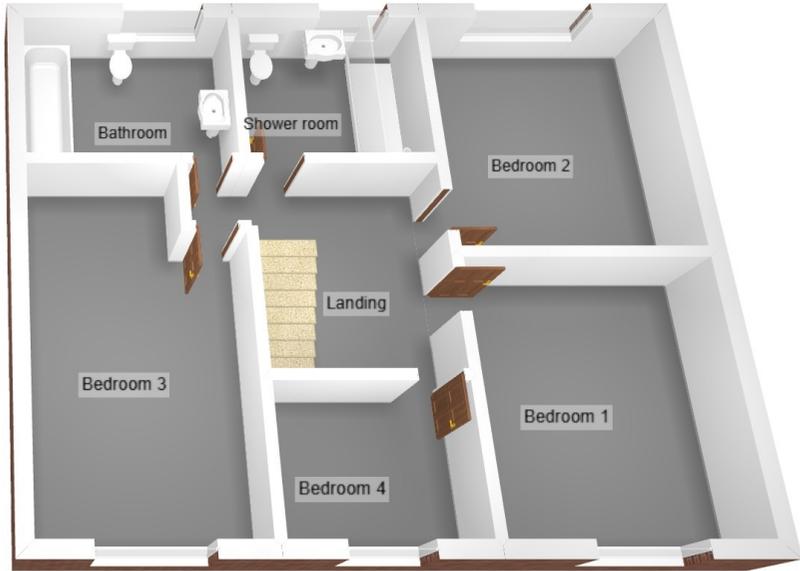
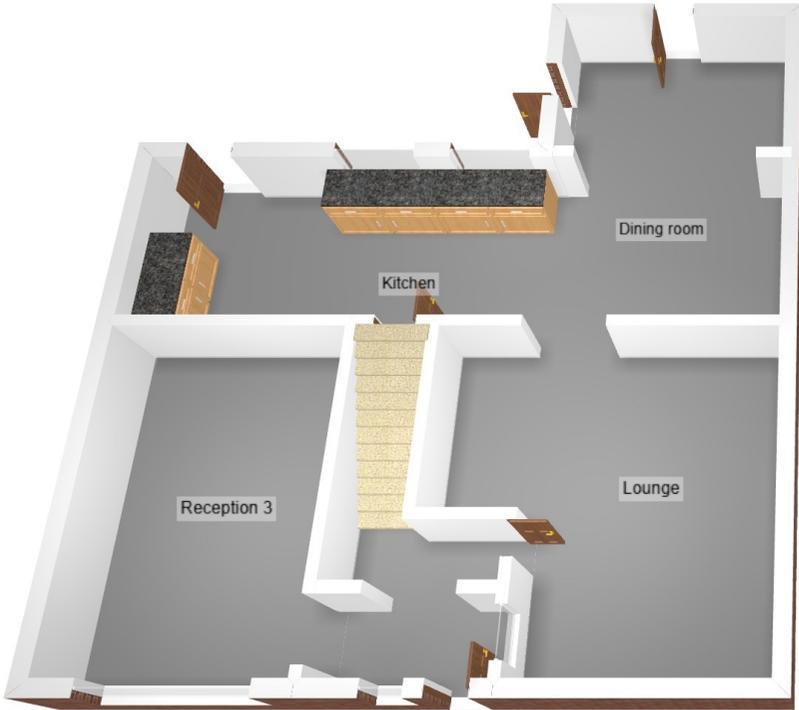
2.40m x 5.30m (7' 10" x 17' 5")

Emulsioned and coved ceiling and walls, skirting, PVCu double glazed window overlooking front of the property and fitted carpet.

### Bedroom 4

2.10m x 2.40m (6' 11" x 7' 10")





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	