

FOR
SALE



2 Blaen Y Cwm, Bridgend, Mid Glamorgan CF31 5AG

£359,950 - Freehold

Payton
Jewell
Caines

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PROPERTY SUMMARY

Introducing this well presented 4 bedroom detached house which benefits from a lovely open plan kitchen / diner, utility room plus a downstairs shower room. The additional reception room downstairs could also be used as a bed room for those with mobility issues. There is a landscaped west facing rear garden and parking for 2 cars side by side. Ideal family home close to Maes Yr Haul primary school.

POINTS OF INTEREST

- 4 bedroom detached house
- Open plan kitchen / diner
- Downstairs shower room and upstairs bathroom plus en-suite
- West facing rear garden
- Ideal for local shops and primary schools



ROOM DESCRIPTIONS

Entrance Hall

Accessed by part frosted glazed composite front door with side frosted glazed panel. Coved ceiling, emulsioned walls, skirting and a wood effect floor. Curtain pole to remain on the front door and a glazed oak internal door leading through into the lounge.

Lounge

3m x 4.6m (9' 10" x 15' 1") Overlooking the front of the property via PVCu double glazed bay window with fitted curtain pole to remain and a radiator below, finished with a coved ceiling, central light fitting to remain, emulsioned walls, skirting, fitted carpet. Feature gas coal effect living flame fire with a marble hearth and mantle. Internal glazed oak doors leading through to;

Kitchen / Diner

6m x 3m (19' 8" x 9' 10") Overlooking the rear garden via PVCu double glazed French doors with fitted vertical blinds and PVCu double glazed window with fitted vertical blinds. Dining space - central light pendant, coved ceiling, emulsioned walls, skirting and a ceramic tiled floor through into the kitchen which has a central light pendant, emulsioned walls. Arranged of low level and wall mounted units in a cream shaker style finish with brushed chrome handles and a complementary roll top worksurface with ceramic tiles to the splashback. Inset double Belfast sink with swan neck tap. Integrated induction hob with overhead extractor hood and glass splashback. Integrated waist height oven, fridge/freezer and slimline dishwasher. Pull out full height larder cupboard and a concertina oak internal door leading through into;

Utility

Leading out to the rear garden via a frosted glazed PVCu door and finished with emulsioned walls, skirting and ceramic tiles to the floor. Plumbing for automatic washing machine and space to stack the tumble and fitted storage units. Frosted glazed oak door leading through into shower room.

Shower room

PVCu frosted oak door into the shower room. PVCu frosted glazed window to the side. Emulsioned ceiling with two light fittings and a ceiling mounted extractor. Emulsioned walls, skirting and ceramic tiles to the floor. Three piece suite in white with WC, wash hand basin with chrome mixer tap and storage below with a wall mounted mirror and a separate shower cubicle housing a wall mounted electric shower and a glazed door. Frosted glazed internal oak finished door leading through into reception two or bedroom.

Reception 2 / Bedroom 5

2.44m x 3m (8' 0" x 9' 10") Overlooking the front via PVC double glazed window finished with motion ceiling central light fitting wall mounted fuse box emotion wall skirting fitted carpet

Stairs and landing

To the first floor via stairs with fitted carpet and double wooden balustrade to the first floor landing. Access to loft storage and a fitted storage cupboard housing a Worcester gas fired combination boiler.

Bedroom 1

4.5m x 3m (14' 9" x 9' 10") Overlooking the front via PVCu double glazed window with a fitted vertical blind finished with emulsioned walls and one feature paper wall, skirting, fitted carpet. Fitted wardrobes with over bed storage, chest of drawers and shelving plus bedside tables.

En-Suite

Ensuite shower room overlooking the front via PVCu frosted glazed window with a fitted roller blind finished with emulsioned walls, skirting and a ceramic tiled floor. Three piece suite with WC, wash hand basin with chrome mixer tap and storage below and a quadrant style shower cubicle with fully glazed doors housing a plumbed shower. Wall mounted heated chrome towel rail.

Bedroom 2

3.8m x 2.45m (12' 6" x 8' 0") Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, central pendant, skirting, fitted carpet, double fitted wardrobe.

Bedroom 3

3.2m x 2.45m (10' 6" x 8' 0") Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting, fitted carpet and a double fitted wardrobe.

Bedroom 4

2.6m x 2.65m (8' 6" x 8' 8") Overlooking the front via PVCu double glazed window with a fitted vertical blind finished with emulsioned walls, skirting and a laminate floor.

Family Bathroom

Overlooking the side via PVCu frosted glazed window and finished with central light fitting, emulsioned walls, wall mounted extractor and shaving point, skirting and a vinyl floor. Three piece suite in white with WC, wash hand basin, bath with chrome mixer tap and over bath shower attachment. Radiator.

Outside

Enclosed west facing rear garden laid to Indian sandstone patio, decking and lawn with perimeter bedding areas. Rear storage shed and side access back to the front of the property.

Open aspect front garden laid to lawn with a tarmac driveway suitable for parking two cars side-by-side.





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

England, Scotland & Wales

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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