

8 Banc Gwyn, Bridgend - CF31 5DJ

Bridgend

£175,000

8 Banc Gwyn

Bridgend

Two bedroom terraced house situated within Broadlands comprising entrance hall, downstairs WC, lounge/diner, kitchen, two bedrooms, family bathroom, enclosed rear garden and off road parking. Broadlands is well served with shops, takeaways, cafe, restaurants/public house, dental surgery and school. Good road access into Bridgend town centre and Porthcawl coastal area. Viewing highly recommended to fully appreciate.

- Two bedroom terraced house
- Lounge/diner
- Kitchen
- Family bathroom
- Enclosed rear garden
- Off road parking













Entrance

Via part frosted glazed timber door into the entrance hall finished with textured and coved ceiling, centre light, smoke alarm, wall mounted electric consumer box, emulsioned walls, radiator, skirting and wood effect vinyl flooring. Door leading to downstairs WC, kitchen, lounge/diner. Stairs leading to the first floor.

Downstairs WC

0.74m x 1.86m (2' 5" x 6' 1") Textured and coved ceiling, centre light, emulsioned walls, wall mounted mirror cabinet, PVCu frosted double glazed window overlooking the front of the property, radiator, skirting and vinyl flooring. Two piece suite comprising low level WC and pedestal sink with gold taps and tiling to splash back areas.

Kitchen

1.91m x 2.61m (6' 3" x 8' 7") Textured ceiling, centre strip light, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the front of the property, radiator, skirting and tiled flooring. A range of wall and base units in a shaker style wood effect with complementary roll top work surface. Inset resin sink with chrome mixer tap. Integrated electric oven and four ring chrome gas hob with overhead extractor fan. Integrated fridge/freezer. Space for freestanding washing machine.

Lounge/diner

3.73m x 4.11m (12' 3" x 13' 6") Textured and coved ceiling, centre light, emulsioned walls, two radiators, PVCu double glazed window overlooking the rear, PVCu double glazed French doors leading out to the rear garden, skirting and a continuation of the vinyl flooring. Space for dining table and chairs. Door to under stairs storage cupboard.

First floor landing
Via stairs with fitted carpet, panelling, spindle balustrade and hand rail. Textured ceiling, centre pendant light, smoke alarm, access to loft, emulsioned walls with half height panelling, skirting and a continuation of the fitted carpet. Doors leading to two bedrooms and family bathroom. Airing cupboard with shelving.

Bedroom 2
3.05m x 3.10m (10' 0" x 10' 2") Textured ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Double built in storage cupboard.

Bedroom 1
2.07m x 3.41m (6' 9" x 11' 2") Textured ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear, radiator, skirting and fitted carpet.

Bathroom
1.92m x 1.96m (6' 4" x 6' 5") Textured ceiling, centre light, extractor fan, part emulsioned/ part tiled walls, PVCu frosted double glazed window overlooking the rear of the property, radiator, skirting and concrete effect laminate flooring. Three piece suite comprising pedestal sink with gold taps, low level WC and bath with chrome mixer tap, hand held shower attachment and folding glass screen.

Outside
A nice sized enclosed rear garden, area laid to patio with the remainder laid to lawn with mature shrubbery and small raised border. The front of the property is open plan with footpath leading to the front door with overhead canopy and outside lighting. Area laid to decorative stone. Tarmacadam driveway suitable for parking two vehicles. Mature shrubbery.

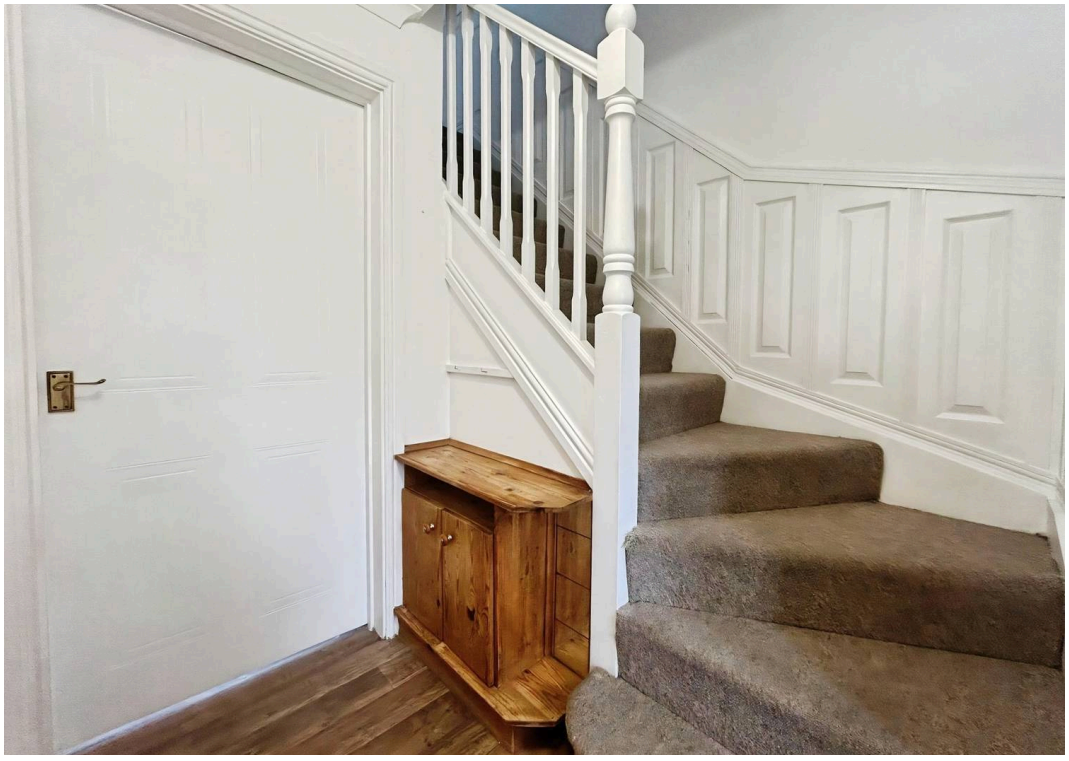




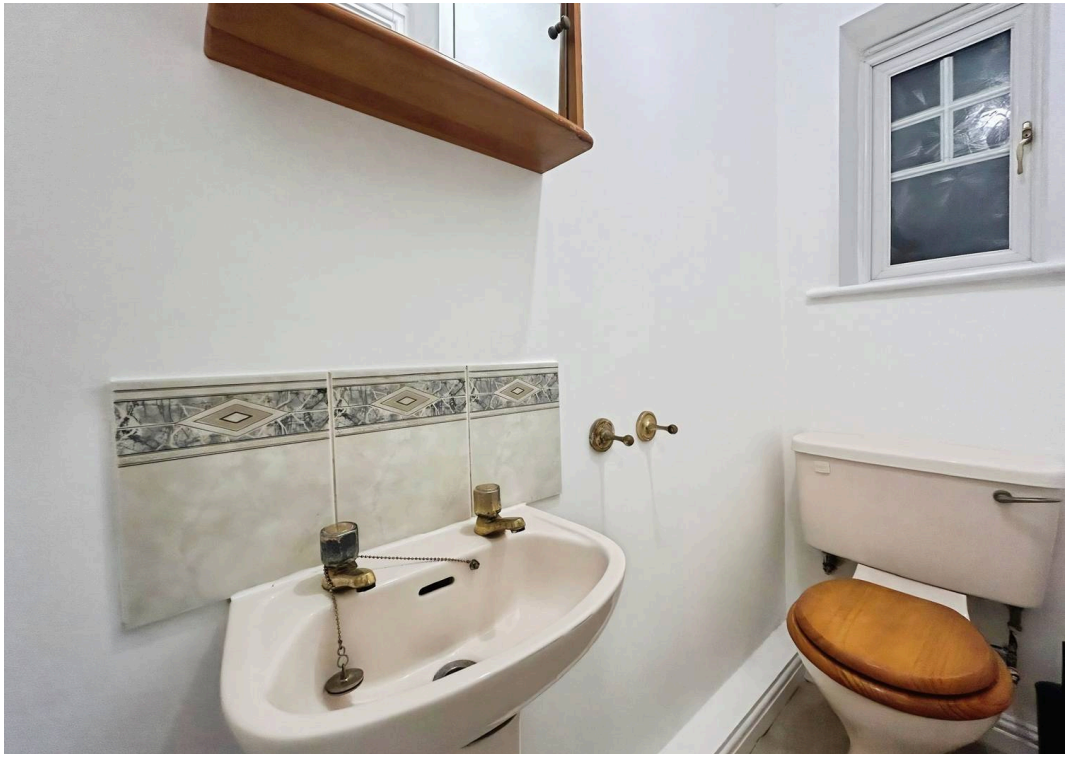












Payton Jewell Caines



Payton Jewell Caines

Payton Jewell Canes Ltd, 8 Dunraven Place - CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.