



Pen-Y-Mynydd , Bettws, Bridgend. CF32 8SE

£79,500



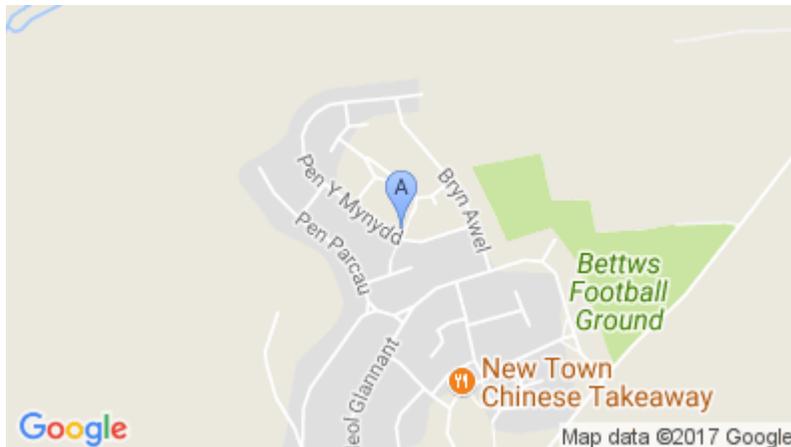
# Pen-Y-Mynydd , Bettws, Bridgend.

CF32 8SE

A three bedroom semi detached house. The property benefits from two reception rooms, combination boiler and PVCu double glazing throughout, offering a good sized garden to front and rear. Viewing highly recommended to fully appreciate and can be offered with no ongoing chain.

£79,500 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Kitchen, EPC - C
- Three bedrooms
- Family bathroom to first floor
- Front and rear gardens/ On street parking



## DESCRIPTION

A three bedroom semi detached house situated within the valley location of Bettws which is well served with local shops, school and on a bus route to Bridgend town with all amenities and facilities.

## ENTRANCE

Via PVCu double glazed front door with double glazed side screen into:

## ENTRANCE HALL

Papered ceiling and walls. Fitted carpet. Radiator. PVCu double glazed window to side. Under stairs storage. Staircase to first floor with fitted carpet.

## RECEPTION 1 (12' 9" x 8' 8") or (3.88m x 2.65m)

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front with vertical blinds.

## RECEPTION 2 (12' 9" x 14' 1") or (3.88m x 4.28m)

Papered ceiling and walls. Fitted carpet. Radiator. Focal point to the room is the wooden fire surround with inset living flame gas fire, marble hearth and back plate. PVCu double glazed patio doors to rear with vertical blind.

## KITCHEN (10' 2" x 5' 9") or (3.09m x 1.76m)

Galley style kitchen. Textured ceiling. Papered walls. Vinyl floor covering. A range of wall and base units. Stainless steel single drainer sink unit with mixer tap. Gas cooker point. Plumbing for automatic washing machine. Space for fridge/freezer. Radiator. PVCu double glazed window to rear and door to side.

## FIRST FLOOR LANDING

Papered ceiling. Access into attic. Papered walls. PVCu double glazed window to side of property. All doors leading off.

## SEPARATE WC

Textured ceiling. Emulsioned walls. Vinyl floor covering. Low level WC. PVCu frosted double glazed window to side of property.

## BATHROOM (5' 5" x 4' 11") or (1.66m x 1.50m)

Textured ceiling. Fully tiled walls. Vinyl floor covering. Radiator. Pedestal wash and basin and panelled bath with overhead electric shower, shower rail and curtain. PVCu frosted double glazed window to rear of property.

## BEDROOM 1 (12' 9" x 9' 11") or (3.88m x 3.02m)

Measurements exclude recess area. Papered and coved ceiling. Papered walls. Access into attic, Fitted carpet. Radiator. Airing cupboard housing combination boiler. PVCu double glazed window to front of property with vertical blinds.

## BEDROOM 2 (12' 10" x 10' 2") or (3.91m x 3.11m)

Papered ceiling and walls. Fitted carpet. Radiator. PVCu double glazed window to rear with vertical blind.



### **BEDROOM 3 (8' 8" x 8' 0") or (2.65m x 2.44m)**

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front with vertical blind.

### **OUTSIDE**

The frontage is enclosed and bounded by brick wall, lawned area and mature shrubs. Pedestrian gate with footpath leading to front door and side of property.

The rear garden is enclosed and bounded by part breeze block wall and wood panel fencing. Mainly laid to lawn. Paved patio area. Outside storage units.

### **DIRECTIONS**

On entering Bettws continue along main road leading onto Heol Richard Price taking the second left onto Heol Glannant then first right onto Brynawel and first left onto Pen Y Mynydd.

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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.



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