



Caebryn House Pen-y-bryn Terrace,  
Brynmenyn, Bridgend. CF32 9HU

£429,950

**PJC** PAYTON  
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CAINES

## Caebryn House Pen-y-bryn Terrace, Brynmenyn, Bridgend. CF32 9HU

LARGE GARDENS - Impressive 4/5 bedroom detached home which has been refurbished throughout to a high standard yet retains many original features. This beautiful home provides spacious accommodation throughout with an additional one bedroom annexe with en suite bathroom. NO ONGOING CHAIN.

£429,950 - Freehold

- Impressive 4/5 bedroom detached house
- REFURBISHED THROUGHOUT
- Solid oak fitted kitchen with appliances
- Annex with en-suite bathroom, EPC - E
- Spectacular countryside views
- Double garage & driveway for numerous vehicles
- MUST BE VIEWED TO BE APPRECIATED



## DESCRIPTION

Introducing this delightful detached home located at the end of a small road and set within its own generous grounds offering ample car parking and excellent gardens.

The property is located just outside the village of Brynmenyn, to the north of Bridgend and approximately half a mile from Junction 36 of the M4. There is a local primary school, a post office and public house within the village as well as being a stones throw from the vast countryside. Ideal for those who enjoy the outdoors!

This property has been sympathetically refurbished and retains much of its original period charm. It has a gas fired combination boiler and Upvc double glazing throughout. The garage has an electric roller door and could house up to 6 cars, alternative uses include a home gymnasium or games room.

There may be potential to further build within the gardens subject to planning consent.

Viewing is highly recommended to fully appreciate all that this home can offer.

## ENTRANCE

Access via PVCu front door with leaded detail into entrance porch.

## ENTRANCE PORCH

Skimmed ceiling. Emulsioned walls. PVCu double glazed window with leaded detail to front. Traditional roll top radiator. Ceramic tiled flooring.

## ENTRANCE HALLWAY (14' 5" x 7' 11") or (4.39m x 2.41m)

Artexed and coved ceiling. Smoke detector. Emulsioned walls. Traditional roll top radiator. Alarm control panel. Staircase leading to first floor with solid oak balustrade. Under stairs storage cupboard housing Baxi gas combination boiler and alarm system. Ceramic tiled flooring.

## LOUNGE (24' 5" x 11' 10") or (7.43m x 3.60m)

Artexed and coved ceiling. Emulsioned walls with picture rail. Wall lights. Focal point to the room is the traditional marble and slate fireplace with wrought iron inset fire. Two PVCu double glazed windows with leaded detail to side and front offering spectacular countryside views. Two traditional roll top radiators. Solid oak flooring.

## RECEPTION 2/DINING ROOM (17' 11" x 13' 11") or (5.46m x 4.23m)

Skimmed and coved ceiling. Emulsioned walls. Two traditional roll top radiators. Focal point to the room is the original feature fireplace with oak fire surround with tiled detail and wrought iron fire. Two PVCu double glazed windows with leaded detail to front offering picturesque views. PVCu double glazed French doors overlook the garden. Solid oak flooring.



## **KITCHEN (18' 1" x 9' 9") or (5.51m x 2.97m)**

Refurbished to a high standard. Skimmed ceiling. Smoke detector. Part tiled, part emulsioned walls. Solid oak kitchen offering a range of base and wall units and grey granite work surface. One and a half bowl composite sink with mixer tap fitted into granite work surface. Integrated appliances to include fridge freezer and dishwasher. Built-in electric oven, induction hob with stainless steel and glass extractor hood. Original Aga currently used as a feature to the room. PVCu double glazed window overlooking rear. Original hard wood single glazed window overlooking utility area. Solid oak flooring.

## **UTILITY AREA**

Skimmed ceiling. Two velux windows. Fully tiled walls. Wall mounted central heating controls. Traditional roll top radiator. Original Bosch sink. Space and plumbing for washing machine, dishwasher and tumble drier. High gloss ceramic tiled flooring.

## **ANNEX (15' 11" x 10' 7") or (4.85m x 3.23m)**

Skimmed ceiling. Down lights. Emulsioned walls. Two PVCu double glazed windows to front and rear. Fitted carpet.

## **EN-SUITE BATHROOM (6' 10" x 4' 4") or (2.08m x 1.33m)**

Skimmed ceiling. Down lights. Emulsioned walls. Three piece suite comprising panelled bath with over bath electric shower and glass shower screen, low level w.c. and pedestal wash hand basin. Chrome heated towel rail. PVCu frosted double glazed window to side. Ceramic tiled flooring.

## **FIRST FLOOR LANDING**

Skimmed ceiling with original beam detail. Smoke detector. Emulsioned walls. Window to rear set within apex. Traditional roll top radiator. Fitted carpet. Solid oak doors leading off.

## **MASTER BEDROOM (13' 9" x 11' 8") or (4.18m x 3.55m)**

Skimmed ceiling with original beam detail. Emulsioned walls with picture rail. PVCu double glazed window overlooking gardens. Traditional roll top radiator. Built-in wardrobes with glass sliding doors. Fitted carpet.

## **EN-SUITE SHOWER ROOM (8' 9" x 3' 11") or (2.66m x 1.19m)**

Tongue and groove ceiling. Extractor fan. Fully tiled walls. Three piece suite comprising double shower cubicle with electric shower and glass sliding screen, low level w.c. and sink set within vanity unit with mixer tap. Chrome heated towel rail. Ceramic tiled flooring.

## **BEDROOM 2 (13' 0" x 11' 11") or (3.96m x 3.62m)**

Skimmed ceiling with exposed beams. Emulsioned walls. Original feature fireplace. PVCu double glazed window to front offering beautiful views beyond. Traditional roll top radiator. Fitted carpet.

## **BEDROOM 3 (11' 11" x 10' 10") or (3.62m x 3.29m)**

Skimmed ceiling. Emulsioned walls with picture rail. Original feature fireplace. PVCu double glazed window with leaded detail to side. Traditional roll top radiator. Fitted carpet.



## **BEDROOM 4 (14' 11" x 9' 11") or (4.55m x 3.01m)**

Skimmed ceiling. Emulsioned walls. A range of built-in cupboards and drawers. Original feature fireplace. PVCu double glazed window to rear. Traditional roll top radiator. Fitted carpet.

## **FAMILY BATHROOM (7' 9" x 5' 11") or (2.35m x 1.80m)**

This room offers spectacular views over the surrounding countryside. Skimmed ceiling. Extractor fan. Fully tiled walls. Three piece suite comprising Spa bath with mixer tap, low level w.c. and wash hand basin set within vanity unit. Chrome heated towel rail. Ceramic tiled flooring.

## **OUTSIDE**

The property is set on just under an acre of land and is accessed via ornate wrought iron gates which open onto a large tarmacadam driveway, which leads to block paved parking area for numerous vehicles. Large detached garage offers parking for six to eight vehicles. The gardens are enclosed and bounded by wood panel fencing and breeze block walls clad with ply fencing. Laid to lawn.

## **GARAGE (39' 1" x 21' 0") or (11.90m x 6.40m)**

Access via electric roller shutter door. Pitched roof ideal for storage area. Numerous power points, Light installed. PVCu double glazed window to rear.

## **DIRECTIONS**

From Bridgend take Tondu Road towards the roundabout in Aberkenfig, take the second exit towards the traffic lights, turn right towards Brynmenyn and continue along this road until you see a left turning for Bettws. Continue up the hill and Pen-y-bryn terrace is the second turning on your left where the property can be found,



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

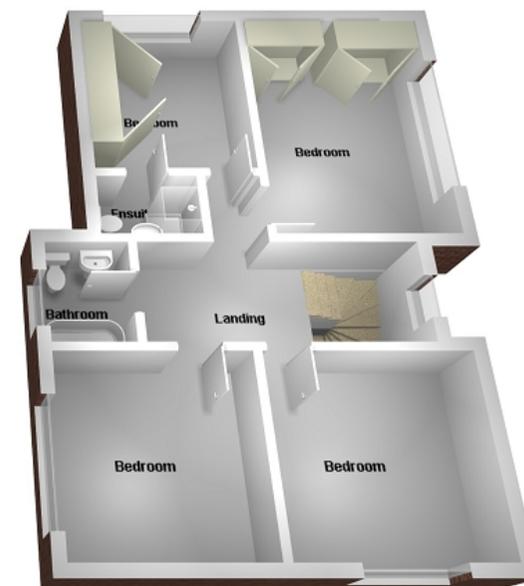
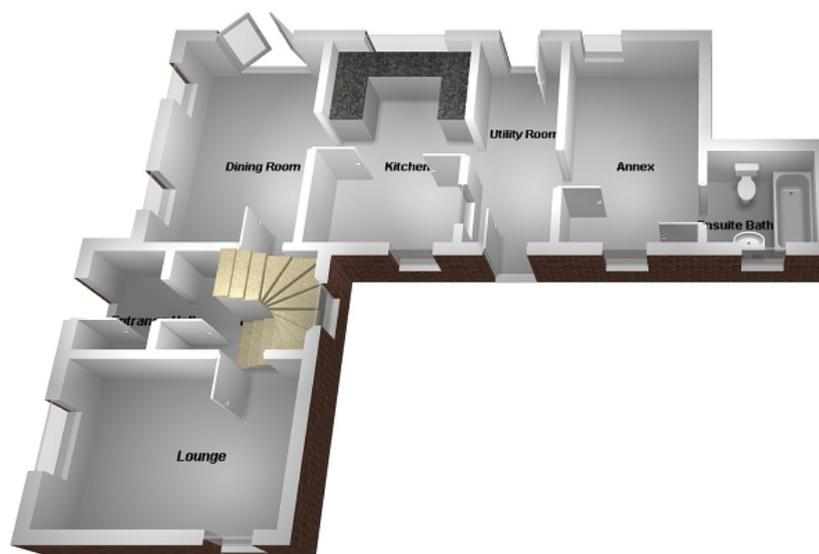
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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	

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
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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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