



Willowturf Court, Bryncethin, Bridgend.
CF32 9PH

£69,950



Willowturf Court, Bryncethin, Bridgend. CF32 9PH

We are pleased to offer this modern and well presented one double bedroom cluster house, situated within the village of Bryncethin. This property would prove an ideal first time purchase or investment opportunity, which can be offered with no ongoing chain. Viewing highly recommended.

£69,950 - Freehold

- One double bedroom cluster house
- Open plan lounge/kitchen
- Well presented throughout
- Gardens to front and side / EPC: 70
- Off road parking for one/two vehicles
- Available with no ongoing chain



DESCRIPTION

A most attractive one bedroom cluster house, situated on a quiet cul-de-sac of similar style properties. The property is conveniently positioned for M4 corridor, McArthur Glen Designer Outlet and Bryncethin is well served with local shops, community hall and schools. Viewing comes highly recommended to fully appreciate this delightful home which can be offered with no ongoing chain.

ENTRANCE

Access via PVCu part panelled part double glazed front door into open plan kitchen/diner.

OPEN PLAN LOUNGE/KITCHEN (15' 7" x 13' 8") or (4.76m x 4.17m)

Artexed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Focal point to the room is the wooden fire surround, tiled hearth and back plate with onset gas fire. Radiator. Kitchen has a range of wall and base units and complementary work surface. Tiling to splash back areas. Gas and electric cooker point. Plumbing for automatic washing machine. Space for fridge freezer. Wall mounted Worcester gas combination boiler. Two PVCu double glazed windows to front. Staircase leading to first floor. Under stairs storage cupboard. Vinyl flooring in wood effect.

FIRST FLOOR LANDING

Artexed ceiling. Loft access. Storage cupboard with shelving.

FAMILY BATHROOM (7' 7" x 7' 4") or (2.30m x 2.24m)

Artexed ceiling. Emulsioned walls. Three piece suite in white comprising panelled bath with over head electric shower, shower rail and curtain, low level w.c. and pedestal wash hand basin. Storage cupboard with shelving. Radiator. PVCu frosted double glazed window to front. Vinyl flooring.

BEDROOM (13' 8" x 7' 9") or (4.16m x 2.37m)

Artexed ceiling. Papered walls. Five door wardrobe to remain. Radiator. PVCu double glazed window to front elevation. Fitted carpet.

OUTSIDE

The frontage is open plan with stone gravel borders and footpath leading to front door. Off road parking for one/two vehicles. Further garden to side with stone gravel borders and storage shed to remain.

DIRECTIONS

Travelling along the main road in Sarn towards Bryncethin take a left onto Eustice Drive, follow the road along taking a right onto Wilowturf Court where the property can be found.



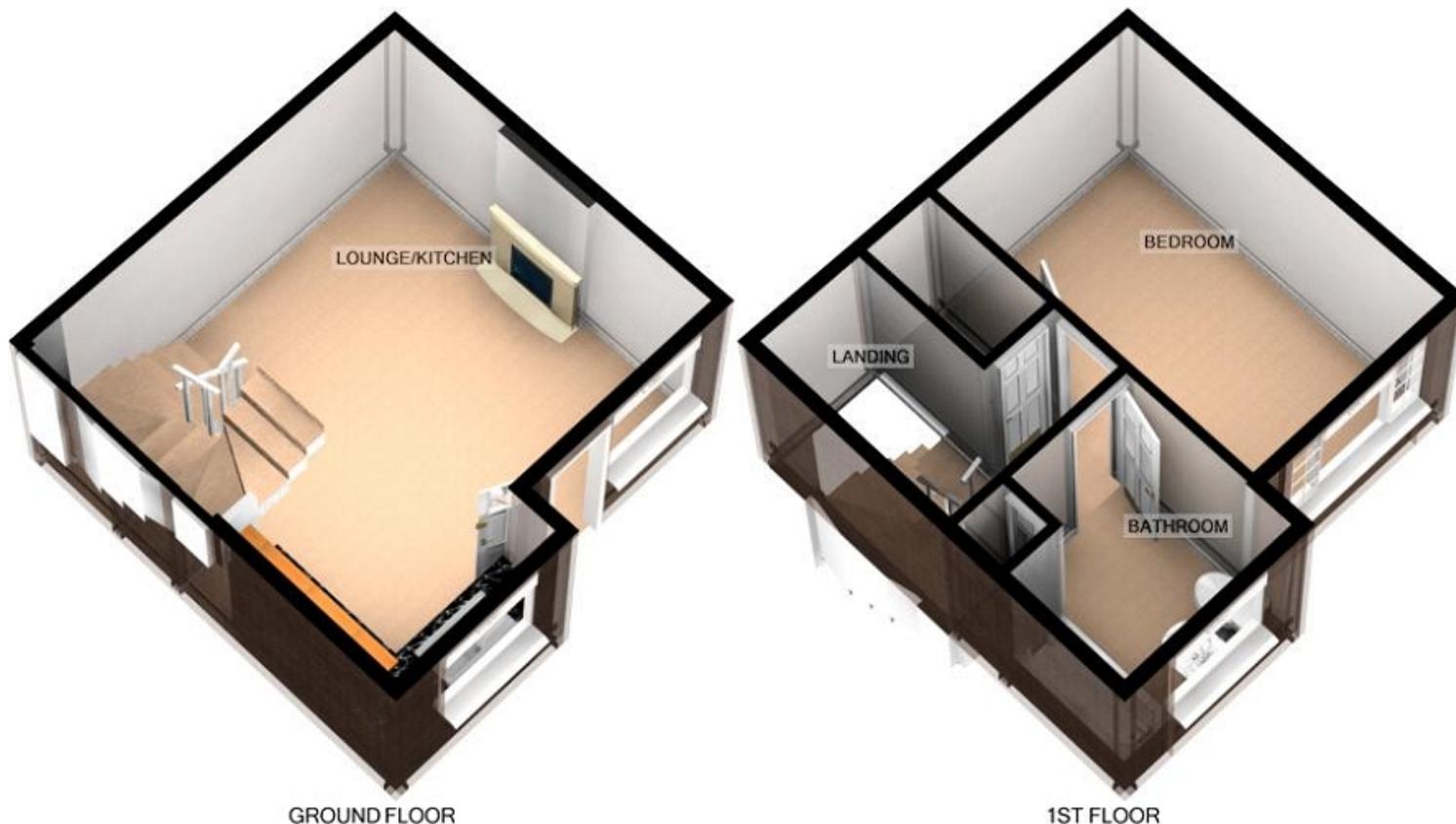
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		90
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk