



Dennis Place, Bryncethin, Bridgend. CF32
9YP

£124,995

PCJ PAYTON
JEWELL
CAINES

Dennis Place, Bryncethin, Bridgend. CF32 9YP

A two bedroom semi detached bungalow situated in a quiet cul de sac, the property comprises entrance hall, lounge, breakfast room, kitchen and shower room. The property further benefits from gas central heating, PVCu double glazed, front and rear gardens, off road parking and garage.

£124,995

- A two bedroom semi detached bungalow
- Situated in a pleasant cul de sac
- Enclosed rear garden
- Driveway and garage
- PVCu double glazing
- Viewing recommended



DESCRIPTION

A two bedroom semi detached traditional bungalow situated on a pleasant cul de sac of similar style properties within Bryncethin, conveniently positioned for local stores, short drive to the M4 corridor, McArthur Glen Designed Outlet and good road access to Bridgend Town Centre. Viewing highly recommended and the property can be offered with no on going chain.

ENTRANCE

Access via frosted double glazed door.

ENTRANCE HALL

Polystyrene and coved ceiling. Papered walls. Fitted carpet. Radiator. All doors leading off.

LOUNGE (14' 8" x 11' 0") or (4.46m x 3.36m)

Polystyrene and coved ceiling. Papered walls. Fitted carpet. Gas fire with Baxi Bermuda back boiler. PVCu double glazed window to the front of property. Radiator.

BREAKFAST ROOM (12' 1" x 8' 5") or (3.68m x 2.57m)

Papered and coved ceiling. Papered walls. Radiator. Fitted carpet. Airing cupboard housing hot water tank. PVCu frosted double glazed window to side. PVCu double glazed window to rear. Single glazed window looking into kitchen.

KITCHEN (10' 8" x 8' 4") or (3.25m x 2.55m)

Polystyrene and tiled ceiling. Fully tiled walls. Thermal plastic tile flooring. Sink unit with single drainer. Electric cooker point. Plumbing for automatic washing machine. Radiator. Pantry. PVCu double glazed window and door to rear of property.

SHOWER ROOM (6' 0" x 5' 6") or (1.84m x 1.68m)

Skimmed and coved ceiling. Fully tiled walls. Vinyl flooring. Radiator. Three piece suite in white comprising low level w.c. pedestal wash hand basin and shower cubicle with electric overhead shower. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (11' 3" x 9' 1") or (3.43m x 2.76m)

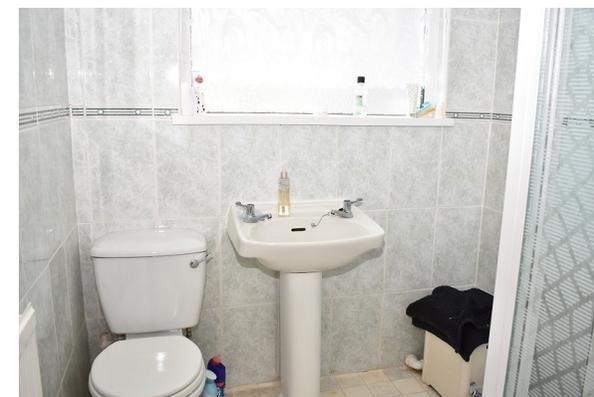
Polystyrene and coved ceiling. Papered walls. Fitted carpet. Radiator. Built in double door wardrobes. PVCu double glazed window with vertical blinds to front of property.

BEDROOM 2 (11' 0" x 9' 2") or (3.35m x 2.79m)

Polystyrene and coved ceiling. Attic access via pull down ladder, power installed, mainly floored. Emulsioned walls. Fitted carpet. Recess area with hanging rail and shelving. PVCu double glazed window with vertical blinds to rear of property.

OUTSIDE

Enclosed by breeze block wall, laid to lawn, concrete patio areas. Single garage accessed via up and over doors, power installed. Side driveway with ample parking for several vehicles. Frontage is enclosed and bounded by breeze block wall, double wrought iron gates leading onto driveway. Laid to lawn area, footpath leading to front door.



DIRECTIONS

On entering Bryncethin pass Masons Arms, take the second exit off roundabout. Continue along then take first right turn on Dennis Place.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(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.

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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.



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