



River Way, Brynmenyn, Bridgend. CF32  
9HG

£168,000

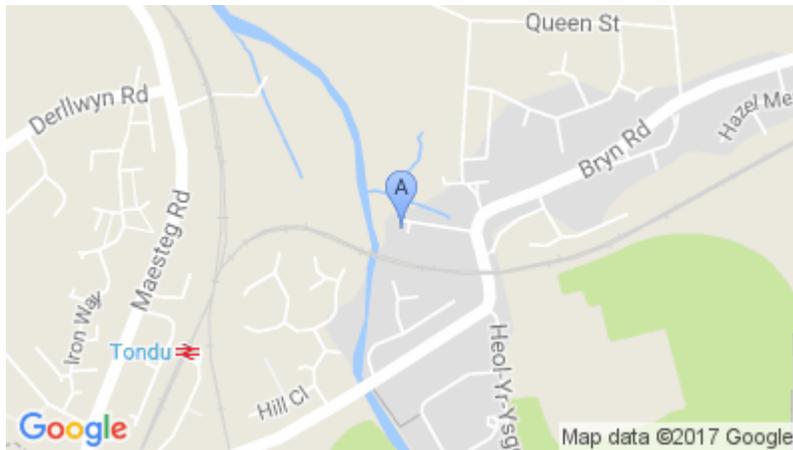
**PJC** PAYTON  
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# River Way, Brynmenyn, Bridgend. CF32 9HG

Four bedroom townhouse situated in Brynmenyn. The property offers spacious family accommodation split over three levels and benefits from downstairs cloakroom, conservatory, master bedroom with ensuite, enclosed rear garden and single garage. VIEWING HIGHLY RECOMMENDED.

£168,000 - Freehold

- Four bedroom end of terrace townhouse
- Kitchen/Diner
- Conservatory/EPC-C
- Downstairs Cloakroom
- Master bedroom to top floor with ensuite
- Enclosed rear garden/ Single garage



## ENTRANCE

Via part panel/part double glazed front door into:

## ENTRANCE HALL

Welcoming entrance hall. Skimmed and coved ceiling. Part emulsioned/part papered walls. Laminate flooring. Radiator. Under stairs storage. Staircase to first floor with fitted carpet and balustrade.

## DOWNSTAIRS CLOAKROOM

Skimmed and coved ceiling. Part emulsioned/part tiled walls. Vinyl floor covering. Two piece suite in white comprising low level WC and pedestal wash hand basin set within corner. Radiator. PVCu frosted double glazed window to front of property. Laminate tile flooring.

## LOUNGE (16' 5" x 11' 8") or (5.00m x 3.55m)

Skimmed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Two radiators. Fire surround and electric fire to remain. Wall light facility. PVCu double glazed window and French doors to conservatory.

## CONSERVATORY

Polycarbonate roof. Fully PVCu double glazed units. French doors to rear garden. Radiator. Ceramic tiled flooring.

## KITCHEN/DINING ROOM (14' 1" x 9' 5") or (4.28m x 2.87m)

Skimmed ceiling. Emulsioned walls. Decorative tiled splash back areas. A range of wall and base units with complementary work surfaces. Built in electric oven and four ring gas hob. Extractor hood. Built in dishwasher. Plumbing for automatic washing machine. Space for tall fridge/freezer. Single drainer sink unit and mixer tap. Ample space for dining table and chairs. Radiator. Laminate tile effect flooring. PVCu double glazed window set within bay to front of property.

## FIRST FLOOR LANDING

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Spindle balustrade. Further staircase to upper floor. Storage cupboard and separate airing cupboard housing hot water cylinder.

## BATHROOM (6' 7" x 5' 7") or (2.00m x 1.71m)

Skimmed ceiling. Emulsioned walls. Tiled to splash back areas. Vinyl floor covering. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with overhead mains fed shower, shower rail and curtain. Radiator. PVCu frosted double glazed window to front of property.

## BEDROOM 3 (10' 9" x 9' 7") or (3.27m x 2.91m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Built in double door wardrobe. Radiator. PVCu double glazed window to front of property.

## BEDROOM 2 (11' 1" x 9' 7") or (3.37m x 2.91m)

Skimmed and coved ceiling. Emulsioned walls with one wall papered. Fitted carpet. Radiator. Built in double door wardrobe. PVCu double glazed window to rear of property.



## **BEDROOM 4 (7' 8" x 6' 7") or (2.33m x 2.01m)**

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

## **SECOND FLOOR LANDING**

Via staircase with fitted carpet and spindle balustrade. Skimmed ceiling. Emulsioned walls. Radiator. Door to master bedroom.

## **MASTER BEDROOM (20' 6" x 10' 11") or (6.24m x 3.32m)**

Skimmed sloping ceiling. Access into attic. Emulsioned walls. Fitted carpet. Two radiators. Built in double door wardrobe to remain. Velux window to rear. PVCu double glazed window set within apex. Door into:

## **EN-SUITE (8' 2" x 7' 6") or (2.50m x 2.29m)**

Skimmed sloping ceiling. PVCu frosted double glazed window to rear set within apex. Vinyl floor covering. Radiator. Three piece suite in white comprising low level WC, wall mounted floating hand basin and fully tiled mains fed shower cubicle.

## **OUTSIDE**

The frontage is open plan with footpath leading to front door. Shared pathway with neighbouring properties. Adjacent lawned area. Side footpath leading to rear garden.

The substantial sized rear garden is enclosed and bounded by wood panel fencing. Mainly laid to lawn with paved patio area ideal for garden furniture. Further gate to rear which leads to a footpath for access to single garage.

## **SINGLE GARAGE**

The garage is set below the coach house to the rear of property. Accessed via up and over door.

## **DIRECTIONS**

Travelling along Tondu Road take the second exit at the roundabout at Aberkenfig, turn right at the traffic lights onto Bryn Road, follow the road along and turn left onto Riverway/Ffordd Y Afon where the property can be found.



# 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>	76	78
(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>	76	77
(55-68) <b>D</b>		
(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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