



Parc-tyn-y-waun , Llangynwyd, Maesteg,
Bridgend. CF34 9RG

£262,500



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A modern four bedroom detached house comprising entrance hall, w.c. lounge, dining room, conservatory, kitchen/breakfast room, utility, single garage, master bedroom with en suite, family shower room and three further bedrooms. WELL PRESENTED THROUGHOUT.

£262,500

- A modern four bed detached house
- Conservatory to rear, EPC-D
- Low maintenance south facing rear garden
- Great corner plot position
- WELL PRESENTED THROUGHOUT
- VIEWING HIGHLY RECOMMENDED



DESCRIPTION

Introducing this four bedroom detached house situated on a modern residential development built by Barratt Homes and occupies a lovely corner plot at the end of the cul de sac. The property benefits from a low maintenance enclosed south facing garden with summer house and block pavia driveway to the front. The property has recently been fitted with a Worcester combination boiler and PVCu double glazing throughout.

Parc Tyn Y Waun is located in the village of Llangynwyd, situated between Bridgend and Maesteg and is within walking distance of the local primary and secondary schools as well as local amenities. We recommend viewing this property to fully appreciate.

ENTRANCE

Access via part frosted PVCu front door into entrance hall.

ENTRANCE HALL

Wood effect laminate flooring continuing through into kitchen and lounge. Stairs leading to the first floor with handy under stair area to house a piece of furniture and hooks for coats. There are double doors into lounge and a door to downstairs w.c.

W.C.

Frosted glazed window to the front and a two piece suite in white comprising w.c. and fitted rectangular wash hand basin with chrome mixer tap and storage below.

LOUNGE (20' 8" x 11' 2") or (6.30m x 3.40m)

Overlooks the driveway via a box bay window and there is natural light via an additional window to the side. Feature marble effect hearth with a white mantle and space for a freestanding electric fire (to remain if required). Through double doors into dining room.

DINING ROOM (11' 10" x 9' 4") or (3.60m x 2.85m)

Continuation of wood effect flooring and French doors leading out to the conservatory.

CONSERVATORY (7' 7" x 9' 10") or (2.30m x 3.0m)

Polycarbonate roof with three aspects of double glazing and French doors leading out to the rear garden, the fitted blinds will remain.

KITCHEN/BREAKFAST ROOM (17' 1" x 11' 10") or (5.20m x 3.60m)

The rear facing kitchen/breakfast room is laid out to a range of wall mounted and low level kitchen units in high gloss cream with brushed chrome handles and a complementary work top with splash back featuring integrated electric oven, dishwasher, four gas ring hob and overhead extractor hood. There is a one half inset basin sink below the window which overlooks the rear garden and a breakfast bar ideal for informal dining, plus additional space for living furniture or kitchen table and chairs. There are double French doors leading out to the rear garden and a further door leading to the utility room.



UTILITY

Access points to the side of property. The Worcester gas fired combi boiler is a recent addition and there are matching wall mounted and low level kitchen units with a space for the washing machine. Courtesy door leading into single garage.

LANDING

Access to loft storage and small window overlooking the side, plus a fitted storage cupboard with a radiator.

BEDROOM 1 (11' 2" x 12' 2") or (3.40m x 3.70m)

Overlooks the front of property and offers a generous sized bedroom with neutral decor and fitted carpet.

EN SUITE

A modern fitted suite with a frosted glazed window to the side. Three piece suite in white comprising w.c. wash hand basin with storage below and a shower with chrome finish and full height ceramic tiled to the wall and floor. Chrome heated towel rail.

BEDROOM 2 (9' 6" x 10' 10") or (2.90m x 3.30m)

Rear facing double bedroom with fitted blind and laminate flooring.

SHOWER ROOM

Recently modernised to include a three piece suite with w.c. wash hand basin with storage below and a Japanese style shower enclosure. Full height ceramic tiles to the walls and flooring and chrome heated towel rail.

BEDROOM 3 (7' 3" x 8' 2") or (2.20m x 2.50m)

Overlooks the rear, fitted blind and laminate flooring.

BEDROOM 4 (8' 10" x 6' 7") or (2.70m x 2.00m)

Currently used as a dressing room and overlooks the front of property.

OUTSIDE

South facing enclosed rear garden with decorative stone with perimeter mature trees and shrubs.

To the rear is a good size summer house currently utilised as a gym. Immediately adjacent to the rear French doors is a patio area which captures all of the daytime sun and side access leading to front of property.

Block pavia driveway suitable for ample car parking and enclosed via a mature hedge row.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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		84
(69-80) C		
(55-68) D	64	
(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.

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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