



49 Bryn Cottages, Pontyrhyl, Bridgend.  
CF32 8PX

£82,995

**PJC** PAYTON  
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CAINES



## 49 Bryn Cottages, Pontyrhyl, Bridgend. CF32 8PX

TRADITIONAL MID TERRACE THREE STOREY COTTAGE - comprises entrance hall, open plan lounge / diner, kitchen, utility, family bathroom, two bedrooms with en suite to master bedroom, loft storage, enclosed rear garden and detached single garage. VIEWING COMES HIGHLY RECOMMENDED.

£82,995

- Two bedroom traditional mid terraced cottage
- Recently modern fitted kitchen
- Four piece family bathroom suite
- En suite to master bedroom
- Beautiful views over the valley
- Detached single garage, EPC-E



## DESCRIPTION

Introducing this traditional mid terraced cottage that has been tastefully renovated by the current vendors, to include a modern fitted kitchen, four piece family bathroom suite, gas fired combination boiler, new carpets and contemporary decor throughout.

The village of Pontyrhyl is approximately four miles North of J36 or the M4 and gives access to all of the retail facilities and the McArthur Glen Designer Outlet centre and also ideal for commuters to Swansea and Cardiff. The local primary school is Tynyrheol Primary and there is a regular bus route.

## ENTRANCE

Via part frosted glazed front door.

## ENTRANCE HALL

Boxed in high level meter boxes and wood effect vinyl flooring, stairs leading to the first floor and recess halogen spot light, doorway through to the lounge / diner.

## LOUNGE / DINING ROOM (11' 6" x 21' 0") or (3.50m x 6.40m)

Good size lounge / diner with dual aspect windows to the front and rear both with venetian blinds to remain with neutral decor and freshly fitted carpet. The wooden balustrade and stairs to the first floor are open and there is ample space for living and dining room furniture.

## KITCHEN (14' 9" x 9' 10") or (4.50m x 3.0m)

The kitchen is located on the lower ground floor with steps from the dining area leading down.

A lovely size kitchen comprising a range of low level and wall mounted kitchen units in cream with brushed chrome handles and complementary wood effect roll top work surface and ceramic tiles to the splash back. There is an integrated electric oven with four ring gas hob and integrated fridge and freezer. Plumbed for automatic washing machine and space for tumble and a hidden wall mounted gas fired baxi combination boiler. The window overlooks the rear patio area of the property and there is wood effect vinyl floor covering.

## UTILITY AREA

Fitted storage and ample space for additional white goods and handy storage. Door way through to bathroom.





## FAMILY BATHROOM

Four piece suite in white comprising w.c. wash hand basin with fitted storage below, a large walk in shower cubicle with wall mounted electric shower and sliding glazed doors and a corner bath with chrome mixer tap and shower attachment. Spot lights, full height ceramic tiles to the walls, wall mounted chrome heated towel rail and wood effect vinyl floor covering.

This is a lovely size family bathroom.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. On the half landing there is PVCu double glazed window with a fitted venetian blind overlooking the rear.

## BEDROOM 1 (11' 6" x 11' 2") or (3.50m x 3.40m)

Overlooking the front of the property via a PVCu double glazed window with a fitted blind this double bedroom has a vaulted ceiling with exposed beams and wooden balustrade with viewing from the loft conversion. Neutral decor with one feature papered wall and two double fitted wardrobes and additional fitted storage.

There is a doorway leading through to en suite.

## EN-SUITE

Frosted glazed window to the front with a venetian blind and a three piece suite in white comprising w.c. wash hand basin and walk in shower cubicle with a plumbed shower and concertina glazed doors. Ceramic tiles to all splash back areas and a radiator.

## BEDROOM 2 (9' 2" x 9' 0") or (2.80m x 2.75m)

Bedroom two overlooks the rear garden via a PVCu double glazed window with fitted venetian blind and is currently used as a child's bedroom with a pretty mural and feature paper on the walls, fitted carpet and recessed LED lights.

There is a pull down ladder leading to the loft conversion.



## LOFT

Vaulted ceiling and is currently used purely as storage.

## OUTSIDE

To the rear garden there is an elevated area for seating with gated access down to a raised bed and further patio area with rotary line. There is a detached single garage to the rear leading to rear lane access.


There are beautiful views over the valley and glorious sunshine in the morning and early afternoon.

## DIRECTIONS


Travelling out of Bridgend following signs to Pontycymer. You will travel through the village of Pontyrhyl and Bryn Cottages can be found on the left hand side.



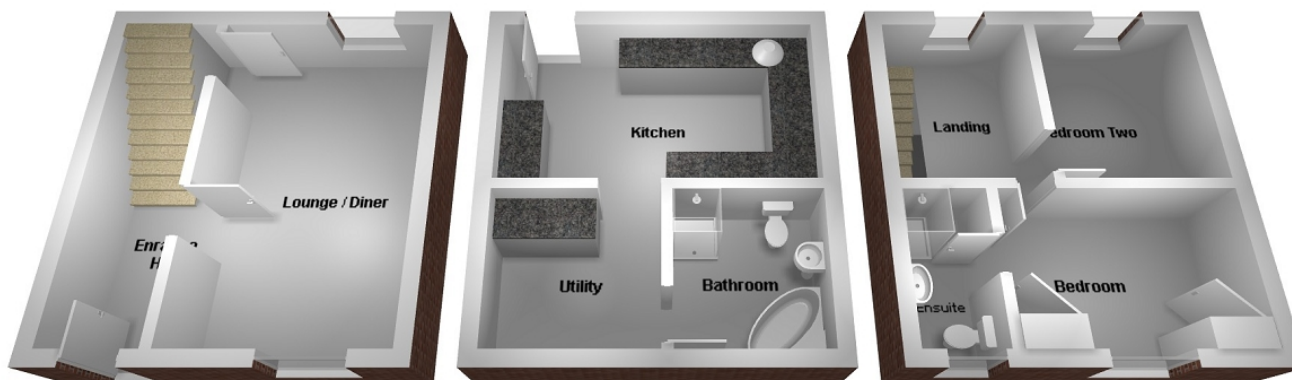
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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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