



Brynheulog Green Hill, Pontycymer,  
Bridgend. CF32 8EW

£99,950



# Brynheulog Green Hill, Pontycymer, Bridgend. CF32 8EW

HUGE POTENTIAL - detached home comprising entrance hall, two reception rooms, kitchen / breakfast room, bathroom, pantry, three double bedrooms and external storage. A great opportunity to add your own unique style and personal touch.

£99,950

- SPACIOUS THREE BED DETACHED HOUSE
- Three double bedrooms
- Two reception rooms, EPC-F
- Kitchen / breakfast room
- Good size family accommodation
- NO ONWARD CHAIN



## DESCRIPTION

Introducing this lovely size detached property with huge potential. The property benefits from two reception rooms, a family kitchen / breakfast room and three double bedrooms.

Pontycymer is a village in the Garw valley approximately 10 minutes from Junction 36 of the M4. There are local amenities including convenience and retail outlets and primary school.

Sold with no onward chain.

## ENTRANCE

Via frosted glazed timber front door.

## INNER HALLWAY

Original ceiling, papered walls, half height feature dado rail, skirting and original mosaic tiling. Through the internal door into the entrance hall.

## ENTRANCE HALL

Lovely high emulsioned and coved ceiling, emulsioned walls with half height feature dado rail, skirting and ceramic tiles to the floor.

## RECEPTION 1 (14' 9" x 11' 2") or (4.50m x 3.40m)

Overlooking the front of the property via PVCu double glazed bay window with PVC sill is this lovely size reception room finished with central chandelier to remain. Feature coving, half height feature dado rail, skirting and a continuation of the ceramic tiles from the hall. There is a feature fireplace with coal effect gas living flame fire with marble hearth back plate and mantle.

## RECEPTION 2 (15' 9" x 11' 6") or (4.80m x 3.50m)

Also overlooks the front of the property via PVCu double glazed bay window and finished with a central chandelier with matching wall light. Emulsioned walls and a continuation of the ceramic tiled flooring. Lovely feature fireplace which is gas coal effect living flame with a marble hearth and feature back plate and mantle.

## KITCHEN/BREAKFAST ROOM (11' 6" x 12' 6") or (3.50m x 3.80m)

Good size kitchen / breakfast room overlooking the side of the property via PVCu double glazed window with a frosted glazed PVCu door. The kitchen comprises a range of low level and wall mounted units in solid wood with complementary roll top work surface and ceramic tiles to splash backs and floor. There is an inset sink and space for cooker and further under counter appliances and plumbing for automatic washing machine. Matching feature dresser with glazed display units and additional storage. Concertina door through into the pantry with electric meter and door into the bathroom.

## BATHROOM

Overlooking the side of property via frosted glazed PVCu window. Four piece suite comprising w.c. Jacuzzi style bath, separate shower cubicle with Japanese style jet shower and wash hand basin with storage below. Ceramic tiles to the floor with wall mounted chrome heated towel rail and a further radiator. Access to loft storage and doorway through into storage room / pantry.



## PANTRY

Frosted window to the side and ceramic tiles to the floor.

## LEAN-TO/CONSERVATORY (7' 3" max x 11' 6" max) or (2.20m max x 3.50m max)

L-shaped room, leading to a frosted glazed PVCu door or back to the front of the property and also part frosted / part glazed PVCu door to the rear of the property. Lean-to has polycarbonate roof and ceramic tiles to the floor.

## LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window overlooking the side of property, central chandelier and access to loft storage.

## BEDROOM 1 (14' 9" x 10' 2") or (4.50m x 3.10m)

Coved ceiling, papered walls, skirting, fitted carpet and overlooking the front of the property via two PVCu double glazed tilt n turn windows. Wall to wall, floor to ceiling fitted wardrobes providing deep wardrobe space with fitted hanging rails and high level fitted storage all with louvre doors.

## BEDROOM 2 (16' 5" x 11' 2") or (5.0m x 3.40m)

Overlooking the front of the property via PVCu double glazed tilt n turn window, papered walls, a lovely central chandelier, fitted carpet and original opening to the fireplace with matching wall lights.

## BEDROOM 3 (11' 10" x 12' 6") or (3.60m x 3.80m)

Overlooking the side of the property via double glazed tilt n turn window is this good size third bedroom with skimmed and coved ceiling, papered walls, fitted carpet and fitted storage, one housing wall mounted gas fired combination boiler with additional shelving and the other a handy storage cupboard and further cupboards above with recess for a dressing table.

## OUTSIDE

Steps up to the rear garden laid to turf with a rear gate providing direct access to the mountainside.

To the side of the property is a large storage shed which we have been informed is shared with the adjacent house and is used for storage.



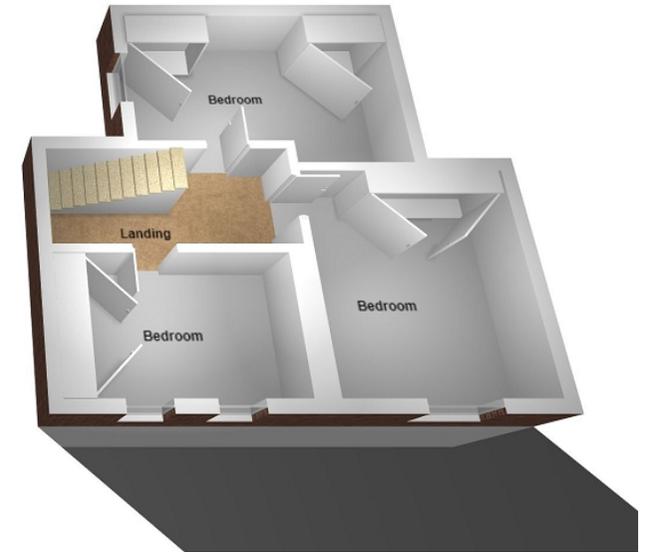
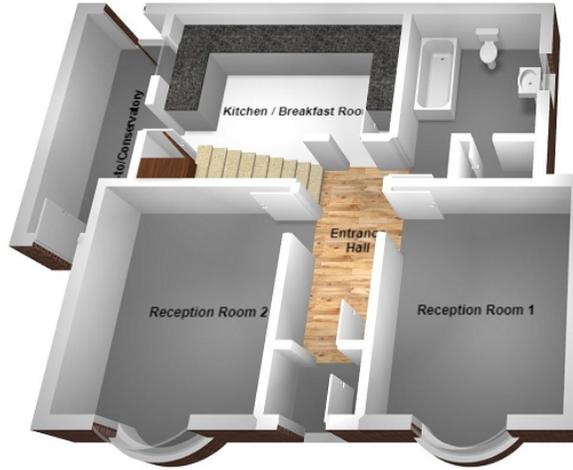
# Floorplan & EPC

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	53
(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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		45
(21-38) <b>F</b>	37	
(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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