



  
BRITISH  
PROPERTY  
AWARDS  
2018-2019  
★★★★★  
GOLD WINNER  
LETTING AGENT  
IN BRIDGEND

Rhodfa Brynmenyn, Sarn, Bridgend. CF32  
9GH

£177,500

 PAYTON  
JEWELL  
CAINES

# Rhodfa Brynmenyn, Sarn, Bridgend. CF32 9GH

IDEAL FIRST TIME BUY! A three bedroom DETACHED house comprising entrance hall, lounge, kitchen/diner, downstairs w.c. to the ground floor. Three bedrooms, with EN SUITE to the master bedroom and family bathroom to the first floor. Enclosed rear garden, off road parking and GARAGE.

£177,500 - Freehold

- Three bed detached house
- Kitchen/diner
- Downstairs w.c.
- En suite to bedroom one
- Off road parking and garage, EPC-C
- Ideal first time buy



## DESCRIPTION

Introducing this three bedroom detached house located in a sought after development in Sarn, benefiting from a downstairs w.c. kitchen/diner, good size lounge, en suite to master bedroom, enclosed rear garden, two dedicated car parking spaces and garage. This property is an ideal first time purchase.

The property is located in Sarn which is well served with schools, takeaways, shops and conveniently positioned for the valley link train station along with the M4 corridor and McArthur Glenn designer outlet.

## ENTRANCE

Via PVCu double glazed door into the hallway.

## ENTRANCE HALL

Emulsioned ceiling, emulsioned walls, fitted carpet and radiator. Under stairs storage cupboard and carpeted staircase leading to the first floor and three doors leading off.

## LOUNGE (12' 1" x 15' 11") or (3.69m x 4.85m)

Emulsioned ceiling, emulsioned walls, two radiators, fitted carpet, PVCu double glazed window to the front and bay window to the side of the property.

## KITCHEN/DINER (9' 5" x 15' 11") or (2.87m x 4.86m)

Emulsioned ceiling, emulsioned walls, vinyl flooring and two PVCu double glazed windows one to the front and to the side of the property and French doors leading out to the side. A range of wall and base units with complementary work surface housing stainless steel sink drainer. Wall mounted combination gas boiler, space for dishwasher, fridge/freezer and plumbing for automatic washing machine. Built in electric oven with gas hob and extractor hood overhead. Ample space for table and chairs.

## DOWNSTAIRS W.C. (6' 8" x 2' 11") or (2.03m x 0.89m)

Emulsioned ceiling, emulsioned walls, non slip flooring and radiator. Two piece suite comprising low level w.c. and wash hand basin.

## LANDING

Emulsioned ceiling, emulsioned walls, fitted carpet and four doors leading off.

## BEDROOM 1 (8' 11" x 13' 1") or (2.72m x 3.98m)

Emulsioned ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property and radiator. Door leading to the en suite.

## EN SUITE (4' 2" max x 6' 11" max) or (1.27m max x 2.10m max)

Emulsioned ceiling, part emulsioned/part tiled walls, radiator, non slip flooring and PVCu double glazed window with obscured glass to the side of the property. Three piece suite comprising low level w.c. wash hand basin and shower cubicle.

## BEDROOM 2 (8' 10" x 10' 3") or (2.70m x 3.12m)

Emulsioned ceiling, emulsioned walls, fitted carpet, radiator and two PVCu double glazed windows one to the side and the front of the property. Two built in storage cupboards.



### **BEDROOM 3 (7' 2" x 6' 9") or (2.18m x 2.06m)**

Currently used as a study and finished with emulsioned ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the side of the property.

### **OUTSIDE**

Off road parking for two vehicles to the rear of the property. Garage with up and over door.

Enclosed rear garden, bordered with wooden panel fencing to one side and patio area, remainder of the garden is laid to lawn. Side access.

### **DIRECTIONS**

From McCather Glen designer outlet turn right onto A4061. Slight left onto A4061, (sign posted Cardiff/ Bryncethin). At the roundabout take first left exit onto A4063 (Maesteg), turn right onto Bryncoch Road, turn right onto Heol Canola, turn left onto Heol Cwrbyn, then right onto Heol Tyn Y Coed, turning left onto Rhodfa Brynmenyn where the property can be found.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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