



Maes Brynach, Brynmenyn, Bridgend .
CF32 9PT

£175,000



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Well presented three bedroom semi detached house comprising, entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner with French doors to rear garden, three bedrooms with ENSUITE to master bedroom, family bathroom, enclosed rear garden and OFF ROAD PARKING for two vehicles. Viewing highly recommended.

£175,000 - Freehold

- Three bedroom semi detached house
- Kitchen/diner
- Downstairs WC
- Master bedroom with ensuite shower room
- Off road parking for two vehicles
- Enclosed rear garden/EPC-B



DESCRIPTION

A well presented three bedroom semi detached house comprising lounge, kitchen/diner with French doors leading out onto rear garden, downstairs cloakroom, family bathroom, three bedrooms to the first floor with ensuite to master bedroom, enclosed rear garden and off road parking for two vehicles. Internal viewing highly recommended.

Good links to the M4 corridor at junction 36, McArthur Glen designer outlet and Sainsburys. Bridgend town centre is a short drive away with mainline train station, amenities and facilities. Bryngarw country park is a 5 minute drive from the property.

ENTRANCE

Via part glazed PVCu door into entrance hall finished with skimmed ceiling, one centre light, smoke detector, emulsioned walls, radiator and wood effect laminate flooring. Staircase to first floor with hand rail and fitted carpet.

CLOAKROOM/W.C

Skimmed ceiling, one centre light, emulsioned walls, PVCu frosted double glazed window to front aspect, radiator and wood effect laminate flooring. Two piece suite comprising low level WC and corner pedestal wash hand basin with tiling to splash back area.

LOUNGE (14' 4" x 11' 11") or (4.38m x 3.63m)

Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator, feature fireplace housing electric fire, access into under stairs storage cupboard and fitted carpet.

KITCHEN/DINER (15' 3" x 8' 10") or (4.66m x 2.68m)

Skimmed ceiling, two centre spot light bars, emulsioned walls, a range of wall and base units with complementary work top, one and a half bowl stainless steel sink with mixer tap. Integrated appliances include electric double oven, four ring gas hob with stainless steel splash back and stainless steel cooker hood. Cupboard housing gas combination boiler. Space for freestanding washing machine and fridge/freezer. PVCu double glazed window to rear aspect. To the dining area there are PVCu double glazed French doors opening on to the patio area in the rear garden.

LANDING

Via stairs with fitted carpet. Skimmed ceiling, one centre light, smoke detector, access into attic, storage cupboard and fitted carpet.

BEDROOM 1 (11' 11" x 9' 6") or (3.64m x 2.90m)

Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator, storage cupboard, fitted carpet and door into ensuite.

EN-SUITE (6' 4" x 5' 3") or (1.93m x 1.61m)

Skimmed ceiling, one centre light, extractor fan, emulsioned walls, PVCu frosted double glazed window to front aspect, radiator and wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and fully tiled corner shower enclosure with mains fed shower and glass sliding doors.



BEDROOM 2 (9' 1" x 7' 7") or (2.77m x 2.31m)

Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

BEDROOM 3 (7' 7" x 6' 0") or (2.31m x 1.84m)

Skimmed ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

BATHROOM (6' 0" x 5' 11") or (1.84m x 1.80m)

Skimmed ceiling, one centre light, emulsioned walls with tiling to splash back areas, PVCu frosted double glazed window to side aspect, wall mounted heated towel rail and wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.

OUTSIDE

The rear garden is bounded by wood panel fencing laid mainly to lawn with patio area accessed directly from the kitchen/diner. An area of decorative chippings provides a seating area along with outside BBQ pit. Garden shed.


The front aspect is open plan with off road parking for two vehicles. A border of bark chippings provides low maintenance garden. Path and step leads up to the front door.

DIRECTIONS

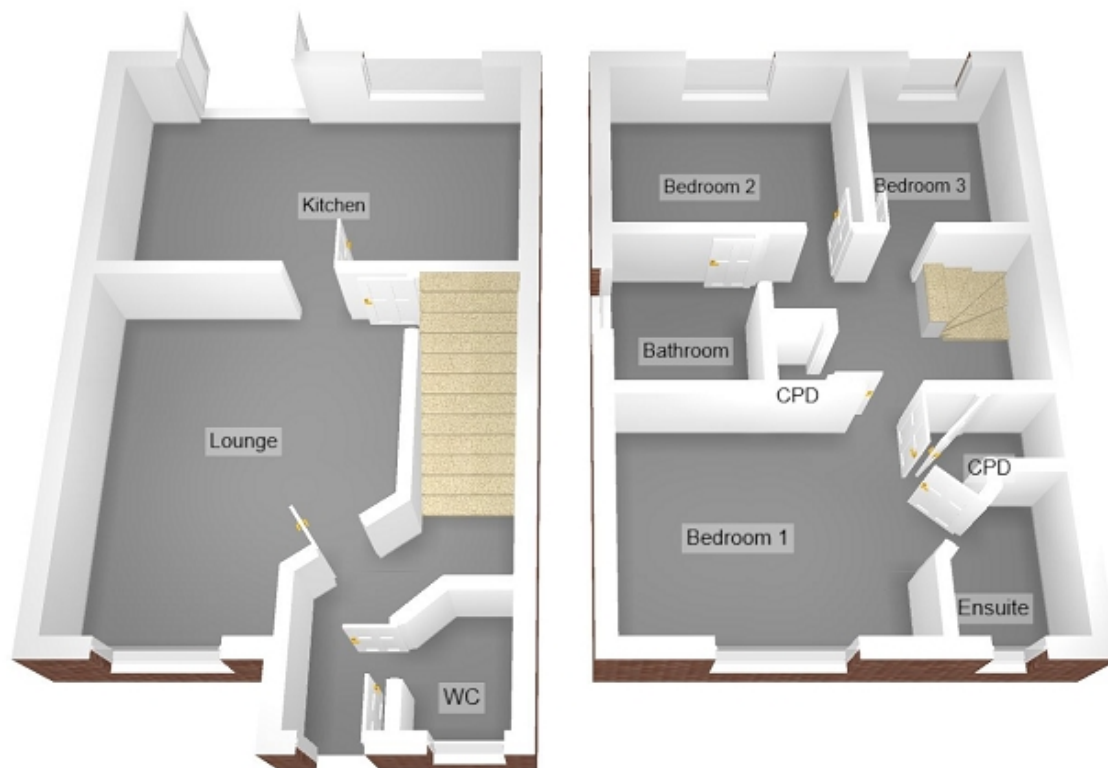
From Bridgend town take the dual carriageway to the roundabout at McArthur Glen, head towards Brynmenyn, come down the hill and at the traffic lights turn left, at the next roundabout take the second exit and the development of Maes Brynach is on the right hand side. As you enter Maes Brynach turn right at the junction, take your first right, continue down the road and take the private driveway on your left hand side and the property can be found on the left.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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.



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