



Pen Y Bryn, Bryntirion, Bridgend . CF31  
4DW

£89,950



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Two bedroom semi detached house of NON TRADITIONAL CONSTRUCTION comprising entrance hall, open plan lounge/diner, kitchen, two bedrooms, bathroom, enclosed rear garden and OFF ROAD PARKING. IDEAL INVESTMENT OPPORTUNITY. NO ONGOING CHAIN.

£89,950 - Freehold

- Two bedroom semi detached house
- Non traditional construction with no certificates
- Off road parking to the front, EPC - E
- Ideal investment opportunity
- Available with NO ONGOING CHAIN



## DESCRIPTION

### NON TRADITIONAL CONSTRUCTION.

Introducing this two bedroom semi detached house of Woolaway non traditional construction (no certificates available, therefore, cash purchase only). The property is located within walking distance to Bridgend Town Centre and also close to Llangewydd Junior School and Cefn Glas Infants School, as well as Bryntirion Comprehensive School. Ideal investment purchase. NO ONGOING CHAIN.

### ENTRANCE

Access via part frosted PVCu double glazed front door into entrance hallway.

### ENTRANCE HALLWAY

Papered walls, tiled flooring, staircase leading to first floor with under stairs storage cupboard. Door into open plan lounge/diner.

### LOUNGE/DINER (19' 8" x 10' 6") or (6.0m x 3.20m)

With natural light via the front and rear with a timber framed window to front and PVCu double glazed sliding patio doors to rear. This room is finished with emulsioned ceiling and walls, skirting and fitted carpet. Wall mounted electric fire. Door giving access into kitchen. Two seater sofa, chair and footstool to remain.

### KITCHEN (6' 11" x 9' 10") or (2.10m x 3.0m)

Overlooking the rear via a PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and ceramic tiles to the floor. A range of base and wall units in solid wood with complementary high gloss work surface and splash back plinth. Inset one and a half basin sink with mixer tap and drainer. Integrated five ring gas hob with overhead extractor hood. Integrated electric oven. Plumbing for automatic washing machine. Part frosted glazed door giving access to side.

### FIRST FLOOR LANDING

Loft access and a PVCu frosted double glazed window to the side.

### FAMILY BATHROOM

Part frosted PVCu window to the rear and a central light fitting to remain with emulsioned ceiling and walls and ceramic tiled flooring. Three piece suite in white comprising low level WC, wash hand basin and corner bath with chrome mixer tap, shower attachment. Wall mounted heated towel rail.

### BEDROOM 1 (13' 9" x 8' 10") or (4.20m x 2.70m)

Overlooking the front via a single glazed timber framed window and finished with papered walls and original floor boards. Fitted storage housing a Glowworm gas combination boiler.

### BEDROOM 2 (10' 2" x 8' 10") or (3.10m x 2.70m)

Overlooking the rear via a PVCu double glazed window and finished with papered walls, lamiate flooring and fitted wardrobes to include high level storage.



## OUTSIDE

An enclosed rear garden which is laid to concrete patio and lawn with side access. Potential for external brick built storage.


The front has concrete driveway offering parking for two vehicles.

## NOTE

We have been informed that the property is freehold however the title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(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.



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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