



Hazel Mead, Brynmenyn, Bridgend . CF32
9AQ

Offers Over
£170,000



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BEAUTIFULLY PRESENTED three bedroom SEMI DETACHED house briefly comprising entrance hallway, lounge, MODERN kitchen/diner, three bedrooms and family bathroom. AMPLE OFF ROAD PARKING and enclosed garden to rear. VIEWING COMES HIGHLY RECOMMENDED to fully appreciate.

Offers Over £170,000 - Freehold

- Delightful three bedroom semi detached house
- Beautifully presented throughout
- Modern fitted kitchen/diner
- Generous sized lounge, EPC - D
- Ample off road parking to front
- Ideal first time purchase/family home



DESCRIPTION

We are pleased to offer this immaculately presented three bedroom semi detached house situated in the popular village location of Brynmenyn which is conveniently positioned for M4 corridor, McArthur Glen Designer Outlet, Princess of Wales hospital and a short drive to Bridgend town centre with all amenities and facilities.

The property benefits from a generous sized lounge, modern kitchen/breakfast room and driveway offering ample off road parking. Viewing comes highly recommended to fully appreciate this ideal first time purchase or family home.

ENTRANCE

Access via composite front door into entrance hallway.

ENTRANCE HALLWAY

Solid wood flooring, staircase leading to first floor and door leading into lounge.

LOUNGE (14' 10" x 12' 5") or (4.52m x 3.78m)

Overlooking the front via a double glazed window and finished with coved ceiling and solid wood flooring. Focal point to the room is the fire surround with marble hearth and contemporary inset electric fire. Under stairs storage cupboard.

KITCHEN/DINER (15' 7" x 8' 11") or (4.75m x 2.72m)

Overlooking the rear via a double glazed window and French doors. There kitchen is fitted with a range of wall and base units in maple effect with complementary worktops splash back tiling. Stainless steel single drainer sink unit with mixer tap. Four ring gas hob and electric oven with extractor hood. Plumbing for automatic washing machine and dishwasher and space for fridge freezer. One cupboard housing gas combination boiler. Ceramic tiled flooring.

FIRST FLOOR LANDING

Gallery style landing with double glazed window to side, coved ceiling and loft access.

FAMILY BATHROOM

Via the rear with a frosted double glazed window and fitted with a three piece suite in white comprising panelled bath with overhead shower and shower screen, wash hand basin and low level WC. Tiling to walls and flooring. Chrome heated towel rail.

BEDROOM 1 (12' 0" x 8' 2") or (3.66m x 2.49m)

Bedroom one is situated to the front via a double glazed window and finished coved ceiling, radiator and fitted carpet. Double fitted wardrobes.

BEDROOM 2 (9' 5" x 9' 5") or (2.87m x 2.87m)

Overlooking the rear via a double glazed window and finished with coved ceiling, radiator and fitted carpet. Fitted wardrobe.

BEDROOM 3 (9' 1" x 7' 3") or (2.77m x 2.21m)

Bedroom three is situated to the front via a double glazed window and finished with coved ceiling, radiator, storage cupboard and fitted carpet.



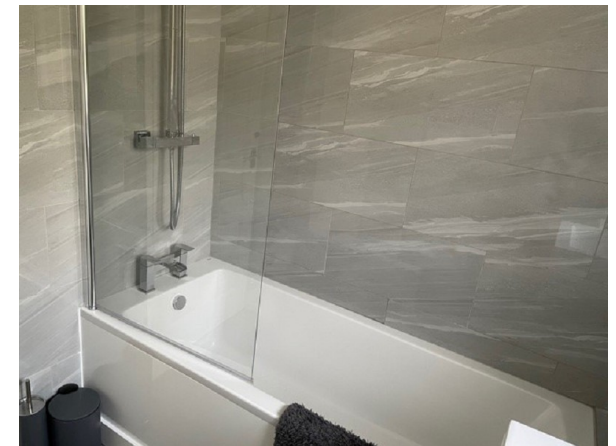
OUTSIDE

The front garden is open plan and is laid to lawn with driveway offering ample off road parking. Wooden gate giving access to rear garden.

The rear garden is laid to patio and lawn with storage shed.


NOTE

We have been advised the property is freehold, however the title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(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.



www.pjchomes.co.uk

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