



Hill View, Bryntirion, Bridgend County. CF31
4ED

£255,000



Hill View, Bryntirion, Bridgend County. CF31 4ED

Three/ four bedroom end terrace house comprising entrance hall, lounge, kitchen/diner, reception two/ bedroom four plus ensuite shower room, three bedrooms, family bathroom, enclosed rear garden and off road parking to the front. Ideal first time purchase. NO ONWARD CHAIN.

£255,000 - Freehold

- Traditional three/four bedroom end terrace house
- Fabulous kitchen/diner extension to the rear
- Off road parking to the front
- Walking distance to local retail outlets and Schools
- Ideal first time purchase
- Sold with no onward chain/ EPC - D , council tax band - D



DESCRIPTION

Introducing this fully modernised and refurbished end of terrace home which benefits from a fabulous kitchen/diner extension to the rear, downstairs shower room, upstairs bathroom and either two reception rooms or four bedrooms. Viewing is recommended and is sold with no onward chain.

ENTRANCE

Via part frosted glazed PVCu front door with PVCu side panel into the entrance hall finished with emulsioned ceiling and walls, skirting and a wood effect laminate floor. Stairs to the first floor.

DOWNSTAIRS SHOWER ROOM

PVCu frosted glazed window to the front, emulsioned ceiling with recessed LED spot lights, emulsioned walls, wall mounted extractor, skirting and a tiled effect vinyl flooring. Three piece suite in white comprising WC, wash hand basin with storage below and a large walk in quadrant style shower cubicle with fully glazed sliding doors housing a plumbed shower with a hand attachment and rainwater head. Courtesy door into reception 2/ bedroom 4.

RECEPTION 2/BEDROOM 4 (10' 2" x 14' 1") or (3.10m x 4.30m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling, central light fitting, emulsioned walls, wall mounted modern vertical radiator, skirting, fitted carpet and under stairs storage cupboard.

LOUNGE (18' 1" x 10' 6") or (5.50m x 3.20m)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, two matching central ceiling lights, matching wall lights, emulsioned walls, skirting, fitted carpet, feature chimney breast with a vinyl hearth and a vertical contemporary radiator. Internal glazed French doors lead into the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (21' 10" x 11' 6") or (6.65m x 3.50m)

Overlooking the rear garden via PVCu double glazed French doors and a PVCu double glazed window with additional natural light via a ceiling lantern, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a wood effect LVT floor. Ample space for dining table and chairs. A range of low level and wall mounted kitchen units in a shaker style dove grey with a complementary roll top work surface, stainless steel handles and matching splash back. Inset one and a half basin sink with swan neck tap and drainer. Plumbing for automatic washing machine and space for dishwasher. Built in breakfast bar. Space for cooker and American style fridge/freezer. Built in corner larder cupboard. Integrated extractor hood.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing wall mounted gas fired combination boiler and a PVCu double glazed window to the rear.

BATHROOM

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, full height ceramic tiles to the wall, radiator and tiled flooring. Three piece suite in white comprising WC, wash hand basin with vanity shelf and storage below and a bath with chrome mixer tap and over bath electric shower.



BEDROOM 1 (11' 6" x 10' 6") or (3.50m x 3.20m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard with a hanging rail.

BEDROOM 2 (9' 10" x 8' 10") or (3.00m x 2.70m)

Overlooking the front via PVCu double glazed window and finished with access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet. Large fitted storage cupboard over the stairs.

BEDROOM 3 (8' 8" x 6' 7") or (2.65m x 2.00m)

Overlooking the side via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard.

OUTSIDE

Enclosed rear garden laid to patio with steps leading up to an enclosed area of artificial grass leading to a large rear storage shed/summer house. Side gated access to the side of the property where there is a detached single garage available separately as a leasehold from Valleys To Coast.

Off road parking to the front of the property suitable for parking two cars, laid to chipped slate and external porch.

DETACHED GARAGE

Detached single garage available separately as a leasehold from Valleys to coast.

DIRECTIONS

From Bridgend town centre take Park Street to Bryntirion Hill traffic lights. Continue through, turn right onto Elm Crescent, then 2nd left onto Hill view, continue up the hill and the property can be found on the left hand side.


NOTE

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

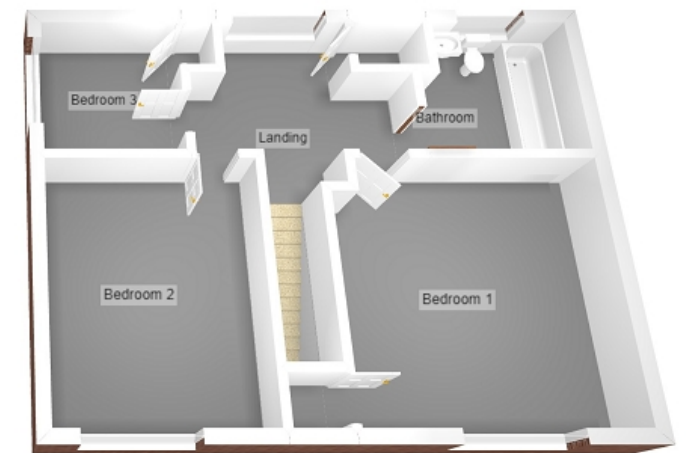
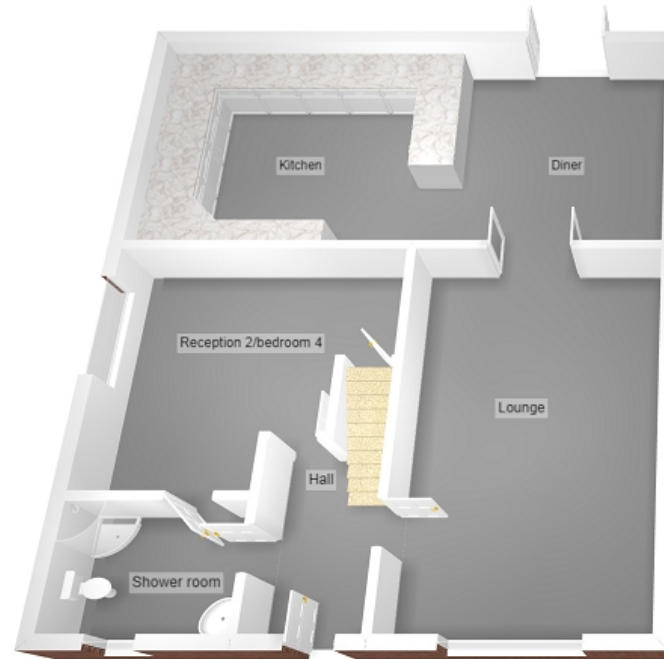


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(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.



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