



Bryntirion Hill, Bridgend, Bridgend County.
CF31 4BY

£360,000



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Four bedroom TRADITIONAL semi detached house comprising entrance hall, THREE RECEPTION ROOMS, kitchen, four bedrooms, family bathroom with separate WC, enclosed SOUTH FACING rear garden, OFF ROAD PARKING and single DETACHED GARAGE. Early viewing highly recommended. NO ONGOING CHAIN.

£360,000

- Traditional semi detached house
- Four bedroom(three with fitted wardrobes)
- Enclosed south facing rear garden
- Three reception rooms/some period features remain
- EPC - C, Council tax band -
- Air source heat pump/ Detached single garage/Off road parking
- No ongoing chain



DESCRIPTION

Introducing this handsome traditional semi detached house located within easy walking distance of Bridgend town centre and Broadlands . The property benefits from three reception rooms, four bedrooms, generous south facing rear garden, single garage and off road parking. This property is sold with no onward chain.

ENTRANCE

Via part stained glass composite front door with complementary stained glass window at high level into the entrance hall finished with central light pendant, emulsioned walls, skirting, radiator with radiator cover and fitted carpet. Under stair storage cupboard with original mosaic tiles. Door way through into reception room 1.

RECEPTION 1 (14' 1" max x 12' 0" max) or (4.30m max x 3.65m max)

Measurements into the bay. Overlooking the front via PVCu double glazed bay window with fitted roller blinds and finished with a coved ceiling, central ceiling rose and pendant, emulsioned walls with half height feature dado rail, papered chimney breast, skirting and original wood floors. Feature fireplace housing a gas coal effect living flame fire with marble hearth, back plate and wooden mantel.

RECEPTION 2 (15' 5" x 14' 9") or (4.70m x 4.50m)

Measurements into the box bay. Skimmed and coved ceiling, central light pendant and ceiling rose to remain, emulsioned walls, skirting and original wood flooring, feature fireplace housing gas wood effect fire with marble hearth, back plate and mantel. Fitted storage cupboards with shelves in the chimney breast alcoves with one housing the electric meter. PVCu double glazed box bay window with fitted white shutters overlooking the rear garden.

RECEPTION 3 (12' 0" x 13' 1") or (3.65m x 4.00m)

L shaped. Overlooking the rear via PVCu double glazed French doors and finished with emulsioned walls with a high level feature picture rail, one feature papered wall, skirting and solid oak floor. Small fitted storage cupboard.

KITCHEN (15' 5" x 9' 6") or (4.70m x 2.90m)

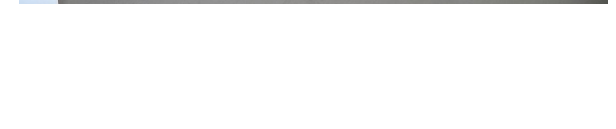
One PVCu double glazed window overlooking the side driveway with a fitted Venetian blind, further frosted glazed window panel and a part frosted glazed PVCu door leading to side driveway. Artexed walls and vinyl flooring. A range low level and wall mounted units in white with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Space for electric cooker. Inset sink with mixer tap and drainer. Plumbing for automatic washing machine and dishwasher. Space for tumble drier. Wall mounted extractor hood. Under stair storage with stained glass double glazed PVCu windows.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden/stainless steel balustrade. Large stained glass PVCu double glazed window on the half landing. Access to loft storage, central light pendant, emulsioned walls with a high level feature picture rail, skirting, radiator with radiator cover and fitted carpet.

W.C.

PVCu frosted glazed window to the side, coved ceiling, half height paper and tiled walls, low level WC and vinyl floor.



FAMILY BATHROOM

PVCu frosted stained glass window to the front, coved ceiling, full height ceramic tiles to three of the walls and half height for one wall and vinyl flooring. Two piece suite in white comprising wash hand basin with chrome mixer tap and bath with chrome mixer tap and over bath plumbed shower.

BEDROOM 1 (15' 10" max x 14' 3" max) or (4.82m max x 4.35m max)

Measurements into the bay. Overlooking the front via PVCu double glazed bay window with fitted roller blind and finished with central light pendant, emulsioned walls with high level feature picture rail, skirting and fitted carpet. Two double and one single bank of wardrobes to remain.

BEDROOM 2 (12' 2" x 10' 10") or (3.70m x 3.30m)

Overlooking the rear garden via PVCu double glazed window and finished with a fitted roller and roman blind, emulsioned walls with a high level feature picture rail, skirting, fitted carpet and two double fitted wardrobes.

BEDROOM 3 (12' 2" x 9' 4") or (3.70m x 2.85m)

Overlooking the rear via PVCu double glazed window with a finished roller blind and finished with papered walls with a high level feature picture rail, one wall with painted wooden tongue and groove with built in inset shelving and a laminate floor. Fitted triple wardrobes.

BEDROOM 4 (7' 7" x 8' 2") or (2.30m x 2.50m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

OUTSIDE

Patio area with gated access and steps leading down to an enclosed south facing area of lawn with mature trees and shrubs to the perimeter. Two external plastic sheds. Elevated area of chipped stone with a traditional washing line. Gated access back to the front.

Off road parking to the front suitable for parking up the three cars. Enclosed front garden laid to lawn enclosed by laurel trees and a pathway leading to the front door and external porch.

DETACHED GARAGE

Detached single garage with a traditional up and over door. Power and light installed. Air source heat pump.

NOTE

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


DIRECTIONS

Travelling out of Bridgend along Park Street, leading into Bryntirion Hill, the property can be found.



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		86
(69-80) C	75	
(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.



www.pjchomes.co.uk

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