



Rose Dean Bungalow, Blackmill Road,
Bryncethin, Bridgend County. CF32 9YW

£395,000



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Introducing this four bedroom DETACHED dormer BUNGALOW situated within the sought after location of Bryncethin. The property benefits from a newly fitted bathroom, modern fitted kitchen, downstairs WC as well as an ENSUITE to the master bedroom. Internal viewing is highly recommended.

£395,000 - Freehold

- Four bedroom detached dormer bungalow
- Two reception rooms
- Ensuite to master bedroom
- Modern high gloss fitted kitchen
- Integral garage/ EPC -C, Council tax band - F
- Beautifully presented and modernised throughout



DESCRIPTION

We are pleased to offer for sale this beautifully presented four bedroom detached dormer bungalow located within the popular and picturesque village of Bryncethin. The property is situated within close proximity of McArthur Glen Designer outlet, Bridgend town centre as well as junction 36 of the M4 motorway for commuter access.

Accommodation briefly comprises to the ground floor an impressive entrance hall, downstairs WC, two reception rooms, kitchen and utility. To the first floor there are four good sized bedrooms with an ensuite to the master bedroom as well as the family bathroom. There is an integral garage with access directly from within the property as well as a brick built storage shed to the rear. Internal viewing is highly recommended to appreciate this wonderful family home.

ENTRANCE

Via PVCu door with glass panel into a grand entrance hall finished with skimmed and coved ceiling, ceiling light, smoke detector, emulsioned walls, radiator, skirting and laminate flooring. Staircase leading to first floor with under stairs storage and PVCu frosted double glazed window to the front aspect.

DOWNSTAIRS W.C. (6' 1" x 4' 5") or (1.85m x 1.35m)

Skimmed and coved ceiling, ceiling light, floor to ceiling tiled walls, PVCu frosted double glazed window overlooking the front aspect, radiator and tiled flooring. Two piece suite in white comprising low level WC and wash hand basin.

RECEPTION 1 (18' 11" x 13' 11") or (5.77m x 4.25m)

Skimmed and coved ceiling, two ceiling lights, emulsioned walls with one feature papered wall, two wall lights and radiator. PVCu double glazed French doors with co-ordinating side panels leading to the rear patio and laminate flooring. Feature fireplace with mantle, hearth and surround with space for an electric fire.

RECEPTION 2 (13' 8" x 11' 5") or (4.17m x 3.49m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, two sets of PVCu double glazed windows overlooking the front of the property and laminate flooring.

KITCHEN (13' 11" x 11' 9") or (4.24m x 3.59m)

Skimmed and coved ceiling with inset daylight spot lights, smoke detector and emulsioned walls. PVCu double glazed window overlooking the rear of the property, radiator and wood effect vinyl flooring. A range of wall and base units in high gloss cream with co-ordinating work surfaces and matching up stands. Integrated appliances include fridge/freezer, microwave, oven, five ring electric hob with overhead extractor hood and dishwasher. One and a half inset sink with drainer and mixer tap and breakfast bar to the centre with storage beneath. Door way through to utility room.

UTILITY ROOM (11' 10" x 9' 6") or (3.60m x 2.90m)

Skimmed and coved ceiling, centre strip light, emulsioned walls, tiling to splash back areas, PVCu door with solid glass panel leading to rear garden with co-ordinating side window and wood effect vinyl flooring. Work surface with space and plumbing for automatic washing machine, space for tumble drier and low level fridge or freezer. Feature fireplace with brick surround and door leading through to the integral garage.



INTEGRAL GARAGE (17' 8" x 12' 10") or (5.39m x 3.90m)

Stippled ceiling with centre strip light, power and light installed, newly fitted electric roller door and wall mounted gas fired boiler.

FIRST FLOOR LANDING

Via stairs with wooden spindle balustrade and fitted carpet. Gallery style landing finished with skimmed and coved ceiling, two sets of ceiling lights, smoke detector, emulsioned walls and radiator. PVCu double glazed window overlooking the front aspect, fitted carpet and fitted storage with double doors housing the hot water cylinder.

BEDROOM 1 (12' 11" x 12' 10") or (3.94m x 3.90m)

Skimmed and coved ceiling, centre fan light, emulsioned walls, radiator and PVCu double glazed window overlooking the front aspect. Walk in storage cupboard and fitted carpet. Door way leads through to an ensuite shower room.

EN-SUITE SHOWER ROOM (9' 6" x 9' 1") or (2.89m x 2.77m)

Skimmed ceiling with inset spot lights, extractor fan, tiled walls and radiator. Wall mounted heated chrome towel rail, timber framed Velux window overlooking the rear of the property and tiled flooring. Three piece suite in white comprising low level WC, wash hand basin with vanity beneath and walk in corner shower cubicle with overhead rainfall shower and sliding glass doors.

BEDROOM 2 (11' 6" x 11' 2") or (3.51m x 3.40m)

Skimmed and coved ceiling, ceiling light, access to loft and emulsioned walls. Two sets of timber framed Velux windows overlooking the rear of the property, radiator and fitted carpet.

BEDROOM 3 (11' 5" x 10' 10") or (3.49m x 3.31m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect and laminate flooring.

BEDROOM 4 (10' 8" x 8' 6") or (3.26m x 2.60m)

Skimmed and coved ceiling, ceiling light, emulsioned walls, timber framed Velux window overlooking the rear of the property, radiator and fitted carpet.

FAMILY BATHROOM (11' 1" max x 8' 0" min) or (3.37m max x 2.44m min)

Skimmed ceiling with inset spot lights, extractor fan, tiled walls, radiator and wall mounted chrome heated towel rail. Timber framed Velux window overlooking the rear of the property and tiled flooring. Three piece suite in white comprising low level WC, wash hand basin with vanity and a larger than average built in bath with overhead shower fixture.

OUTSIDE

Enclosed rear garden with gated access leading to the front of the property and a good sized patio area ideal for garden furniture and entertaining. Area laid to lawn with raised beds for planting and a block built shed which is 40% boarded for hot tub area with extractor fans and inset lighting, PVCu courtesy door, power and lighting. To the front, the property is laid to lawn with pathway leading to the front. Driveway parking for up to four cars enclosed by wrought iron and composite gates.



NOTE


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

DIRECTIONS



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		81
(69-80) C	71	
(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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