

Payton
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Hazel Mead, Brynmenyn, Bridgend County.
CF32 9AQ

£175,000

PJC PAYTON
JEWELL
CAINES

Hazel Mead, Brynmenyn, Bridgend County. CF32 9AQ

Two bedroom end terraced house comprising entrance porch, lounge, kitchen/diner, CONSERVATORY, two bedrooms, family bathroom, maintenance free rear garden and OFF ROAD PARKING. IDEAL FIRST TIME OR INVESTMENT PURCHASE. Internal viewing recommended.

£175,000 - Freehold

- Two bedroom end terraced house
- Open plan kitchen/diner
- GENEROUS Conservatory TO REAR
- Three piece suite family bathroom
- Maintenance free enclosed rear garden, EPC-D, Council tax band - C
- Off road parking



DESCRIPTION

We are pleased to offer for sale this two bedroom end terraced house located in a sought after cul de sac in the area of Brynmenyn. The property benefits from an open plan kitchen/diner, spacious conservatory with French doors leading to the enclosed maintenance free rear garden and dedicated parking to the front.

The village of Brynmenyn is within a short drive of J36 of the M4 corridor where there is an abundance of retail facilities, schools and leisure centre. This property is an ideal first time or investment purchase.

ENTRANCE

Via PVCu door with frosted glass panel and frosted coordinating side panel into the entrance porch.

ENTRANCE PORCH

Stippled and coved ceiling with ceiling light, skimmed walls with wall mounted electric box, laminate flooring in wood effect and doorway through to the lounge.

LOUNGE (14' 3" x 13' 11") or (4.34m x 4.25m)

Artexed and coved ceiling with ceiling light and smoke detector, emulsioned walls with picture rail, radiator and PVCu double glazed window overlooking the front of the property. Staircase leading to the first floor and a continuation of the laminate flooring. Doorway through to the kitchen.

KITCHEN (13' 10" x 8' 7") or (4.22m x 2.62m)

Stippled and coved ceiling with two sets of lights, emulsioned walls with ceramic tiles to the splash back areas, radiator, marble effect tiled flooring and timber framed window looking into the conservatory. The kitchen comprises a range of wall and base units with coordinating roll edge work top, space and plumbing for automatic washing machine and space for fridge/freezer. One and half inset ceramic sink with chrome mixer tap, integrated four gas ring hob with overhead extractor hood and integrated oven. Wall mounted gas boiler and tiled flooring. Square opening leading into the conservatory.

CONSERVATORY (12' 0" x 9' 11") or (3.65m x 3.01m)

Ceiling light, emulsioned walls with two sets of wall lights, radiator, PVCu double glazed window, PVCu double glazed French doors leading onto the rear patio and wood effect laminate flooring.

FIRST FLOOR LANDING

Via stairs with wooden balustrade. Stippled and coved ceiling with ceiling light and smoke detector and access to the loft. Emulsioned walls, PVCu double glazed window to side aspect, fitted carpet and fitted storage cupboard.

BEDROOM 1 (11' 0" x 10' 7") or (3.36m x 3.23m)

Artexed and coved ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, fitted laminate flooring and fitted storage cupboard with double doors.

BEDROOM 2 (11' 11" x 7' 10") or (3.64m x 2.40m)

Artexed and coved ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted laminate flooring.



FAMILY BATHROOM (7' 6" x 5' 7") or (2.29m x 1.71m)

Stippled ceiling with ceiling light, floor to ceiling tiled walls, extractor fan, radiator and PVCu frosted double glazed window overlooking the rear of the property and laminate floor. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead shower and shower screen.

OUTSIDE

Fully enclosed low maintenance rear garden laid to patio slabs, artificial grass, access to an outside water tap and electric point. Gated access to the side of the property which leads onto the front.

The front of the property is open plan with areas laid to lawn and central pathway leading to dedicated off road parking.

DIRECTIONS


Travelling from Bridgend towards the village of Brynmenyn on the A4063 turn right at the traffic lights, just before the railway bridge, onto the A4065 Bryn Road, continue through the village and Hazel Mead can be found on the right hand side.

NOTE

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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