



Abergarw Road, Brynmenyn, Bridgend .
CF32 9LF

£190,000



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Beautifully presented three bedroom end terrace COTTAGE comprising TWO RECEPTION ROOMS, modern downstairs bathroom, modern kitchen, two double bedrooms plus one single bedroom and gardens to three sides. Early viewing highly recommended.

£190,000 - Freehold

- Beautifully presented three bedroom end terrace cottage
- Newly fitted kitchen and bathroom
- Two double bedrooms plus one single
- Gardens to three sides
- Internal viewing recommended
- Within close proximity to M4 corridor/ EPC - E



DESCRIPTION

Beautifully presented three bedroom end terrace cottage which has been fully modernised but still keeps the original character of the property. The property has been modernised to a high standard throughout and comprises two reception rooms, modern newly fitted kitchen and bathroom, two double bedrooms plus one single bedroom, gardens to three sides. Located in the village of Brynmenyn the property is within walking distance of local facilities and amenities but within a short drive of Bridgend town centre, M4 corridor at junction 36 and McArthur Glen designer outlet where you will find shops, restaurants and Cinema.

ENTRANCE

Via part glazed PVCu door with frosted glass into the entrance hall finished with skimmed ceiling, centre light, emulsioned walls, wood effect laminate flooring and staircase to first floor with fitted carpet.

RECEPTION 1 (14' 11" x 10' 11") or (4.54m x 3.33m)

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator, wood effect laminate flooring, feature fireplace (the vendor has advised the fireplace is a working fireplace and could be re-instated) and with space for electric fire and alcoves either side of the chimney breast.

RECEPTION 2 (15' 0" x 9' 7") or (4.56m x 2.92m)

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and wood effect laminate flooring.

INNER HALLWAY

Skimmed ceiling, two centre lights, emulsioned walls, under stairs storage cupboard and travertine flooring.

KITCHEN (11' 1" x 7' 10") or (3.38m x 2.40m)

Skimmed ceiling, modern down lights, emulsioned walls, with tiling to splash back areas, PVCu double glazed window to rear and one to the side, PVCu fully glazed door gives access to side garden. A range of wall and base units in shaker style with complementary solid oak work top housing Belfast sink with mixer tap. Integrated appliances include electric oven, four ring electric hob, washing machine. Space for freestanding fridge/freezer. Radiator and ceramic tiled flooring.

DOWNSTAIRS BATHROOM (8' 6" x 7' 10") or (2.58m x 2.40m)

Skimmed ceiling, modern down lights with PIR sensors, fully tiled walls, PVCu frosted double glazed window to rear aspect, attic storage space, cupboard housing Ideal gas combination boiler, wall mounted heated towel rail and ceramic tiled floor. Four piece suite comprising low level WC, double ended roll top bath with mixer tap and claw feet, circular wash hand basin set on solid marble shelf with mixer tap above and fully tiled corner shower enclosure with mains fed shower, hand held shower attachment and two glass sliding doors.

FIRST FLOOR LANDING

Via staircase with fitted carpet. Skimmed ceiling, centre light, emulsioned walls, open balustrade, access into attic space and step up to master bedroom.

MASTER BEDROOM (15' 1" x 8' 6") or (4.61m x 2.60m)

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to front aspect with slate window sill, radiator and fitted carpet.



BEDROOM 2 (13' 11" x 7' 4") or (4.25m x 2.23m)

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to front aspect with slate window sill, radiator and fitted carpet.

BEDROOM 3 (7' 8" x 7' 4") or (2.33m x 2.23m)

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

OUTSIDE

To the front the property is bounded by low original stone walling, steps up with hand rail lead to the front door. Low maintenance crazy paving borders either side with raised beds for planting.

Path leads to the side garden and the rear garden. The side garden is bounded by wood panel fencing and natural hedging, laid to low maintenance areas of decorative stone chippings and wood chip with borders for mature shrubs and planting, patio area and raised decked area ideal for garden furniture.

Outdoor storage shed. Path leads to steps which take you up to the rear garden. The rear garden is bounded by wood panel fencing, natural hedging and corrugated fencing. In need of some attention, perfect for a keen gardener.

DIRECTIONS

From Bridgend town take Tondu Road to Aberkenfig traffic lights, turn right at the lights and continue through Tondu and through Brynmenyn, the property can be found on your left hand side, the row of terrace cottages is set off the road.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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