



Trenos Gardens, Bryncae, Llanharan,
Pontyclun, Rhondda Cynon Taff. CF72 9SZ

Offers In Excess Of
£220,000



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9SZ

Three bedroom DETACHED bungalow comprising lounge/diner, kitchen, family bathroom, separate WC, three bedrooms, enclosed rear garden, GARAGE and OFF ROAD PARKING. Viewing highly recommended.

Offers In Excess Of £220,000

- Three bedroom detached bungalow
- Lounge/diner
- Bathroom and separate WC
- Enclosed private rear garden
- Off road parking/ EPC - E, council tax band - D
- Internal viewing highly recommended



DESCRIPTION

A three bedroom detached bungalow with integrated single garage. The property comprises good sized lounge/diner, two double bedrooms, one single bedroom, family bathroom with three piece suite and also benefits from a separate WC, good sized enclosed rear garden. To the front the property has driveway parking. The property is located in the popular cul de sac of Trenos Gardens. Bryncae has a local primary school shops, Post office, coffee shops, cafe's and also benefits from quick links to Pencoed, Bridgend and the M4 corridor. The property is need of re modernisation. Internal viewing highly recommended to fully appreciate the potential.

ENTRANCE

Via part glazed PVCu door into entrance porch with fully glazed PVCu door and fully glazed side panels, artexed ceiling, one centre light, emulsioned walls, tile effect vinyl flooring. Hard wood internal glazed door into the lounge.

LOUNGE/DINER (21' 3" x 15' 9") or (6.47m x 4.80m)

Artexed and coved ceiling, two centre lights, two wall lights, large PVCu double glazed bay window to front aspect, two radiators, vinyl floor tiles and serving hatch through to kitchen.

INNER HALLWAY

Artexed and coved ceiling, one centre light, access into attic, emulsioned walls, tile effect vinyl flooring and two storage cupboards, one housing floor standing coal fired boiler.

KITCHEN (10' 11" x 9' 1") or (3.33m x 2.76m)

Artexed ceiling, one centre light, emulsioned walls, PVCu double glazed window overlooking the side aspect, PVCu double glazed door to side aspect, radiator, storage cupboard and tile effect vinyl flooring. A range of wall and base units with complementary work top, single sink with mixer tap. Space for freestanding fridge/freezer, cooker and washing machine.

BEDROOM 1 (13' 10" x 9' 1") or (4.21m x 2.77m)

Artexed ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator, built in storage cupboard and fitted carpet.

BEDROOM 2 (10' 8" x 10' 0") or (3.26m x 3.04m)

Artexed ceiling, centre ceiling light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and vinyl tiled floor.

BEDROOM 3 (10' 8" x 6' 8") or (3.26m x 2.04m)

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

BATHROOM (9' 0" x 5' 5") or (2.74m x 1.64m)

Artexed ceiling, one centre light, fully tiled walls, PVCu frosted double glazed window to side aspect, radiator and tile effect vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.



W.C. (6' 0" x 2' 11") or (1.82m x 0.88m)

Artexed ceiling, centre light, emulsioned walls, PVCu frosted double glazed window to side aspect, WC and tile effect vinyl flooring.

OUTSIDE

Rear garden bounded by wood panel fencing and brick wall, laid to lawn with patio area ideal for garden furniture. Garden gate giving access to a field at the rear of the property.

The front of the property is accessed via a wooden garden gate and laid to lawn bounded by low brick wall and railings with natural hedgerow. Driveway parking for 1 vehicle.

GARAGE

Integrated single garage with up and over door.

DIRECTIONS


From Pencoed continue towards Llanharan, at the roundabout take the third the exit towards Llanharan, at next mini roundabout take the first exit, at next mini roundabout go straight across. As you enter Bryncae turn left onto Treno Gardens and as you enter Treno Gardens the property is right in front of you.

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		85
(69-80) C		
(55-68) D		
(39-54) E	45	
(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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