



Cae Bryn Terrace, Brynmenyn, Bridgend  
County. CF32 9HN

£188,000



## Cae Bryn Terrace, Brynmenyn, Bridgend County. CF32 9HN

Recently renovated three bedroom end of terrace house comprising entrance porch, lounge, kitchen, bathroom, en suite to bedroom, enclosed front garden and OFF ROAD PARKING. Ideal first time purchase.

£188,000

- Three bedroom end of terrace house
- Fully renovated to a high standard
- En suite to the master bedroom
- Off road parking
- Enclosed front garden
- Ideal first time purchase
- EPC - E / Council tax - B



## DESCRIPTION

Introducing this three bedroom end of terrace house which has been recently renovated throughout. The property benefits from a modern fitted kitchen, enclosed front garden and off road parking to the side. The property is located close to Bryngarw House, nature walks, cycle tracks and has good links to the M4 corridor at Junction 36 and is also within walking distance of local shops and facilities. Viewing highly recommended.

## ENTRANCE

Via part glazed PVCu front door into the entrance porch.

## ENTRANCE PORCH

Perspex roof, PVCu double glazed windows, one wall exposed stone work and concrete flooring. Frosted PVCu double glazed door leading into the inner hallway.

## INNER HALLWAY

Skimmed and emulsioned ceiling with centre pendant light, skimmed and emulsioned walls, skirting and fitted carpet. Staircase leading to the first floor and opening through to the lounge.

## LOUNGE (12' 6" x 10' 11") or (3.82m x 3.33m)

Skimmed and emulsioned ceiling with centre pendant light, skimmed and emulsioned walls, skirting and a continuation of the fitted carpet. Radiator and PVCu double glazed window overlooking the front of the property.

## KITCHEN (15' 4" x 9' 1") or (4.67m x 2.77m)

Skimmed ceiling with inset spot light, skimmed and emulsioned walls, skirting, fitted vinyl flooring in wood effect, PVCu double glazed window overlooking the rear of the property and designer radiator. The kitchen comprises a range of base and wall units in light grey shaker style with complementary square edge work top in wood effect. Integrated electric oven with four ring gas hob and tall fridge/freezer and chrome extractor hood. Integrated dishwasher and space for washing machine and tumble dryer. Inset stainless steel sink with chrome mixer tap. Door leading into under stairs storage with white PVCu cladding to the walls and vinyl flooring. Door leading to the rear parking spaces and access to the bathroom.

## BATHROOM (6' 5" max x 5' 10" max) or (1.96m max x 1.78m max)

Skimmed and emulsioned ceiling with inset spot lights and extractor fan, aqua panelled walls in light grey marble and a continuation of the fitted vinyl flooring. Chrome towel radiator and PVCu frosted window overlooking the rear of the property. Three piece suite comprising low level w.c. high gloss white vanity sink unit with chrome mixer tap and bath with overhead shower and glass shower screen.

## LANDING

Via stairs with fitted carpet. Skimmed and emulsioned ceiling with centre spot lights, skimmed and emulsioned walls, skirting and a continuation of the fitted carpet. Access to the loft.

## BEDROOM 1 (12' 4" max x 8' 8" max) or (3.76m max x 2.64m max)

Skimmed and emulsioned ceiling with centre light, skimmed and emulsioned walls, skirting, continuation of the fitted carpet and two large PVCu double glazed windows overlooking the front of the property and designer radiator. Built in storage and sliding door leading to the en suite.



### **EN SUITE (8' 4" max x 2' 7" max) or (2.55m max x 0.79m max)**

Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls, skirting, fitted vinyl flooring in wood effect and wall mounted chrome radiator. Three piece suite comprising low level w.c. vanity sink unit with chrome mixer tap and shower with glass bi-fold shower screen with aqua panels in tile effect.

### **BEDROOM 2 (11' 8" max x 8' 1" max) or (3.56m max x 2.47m max)**

Skimmed and emulsioned ceiling with centre pendant light, skimmed and emulsioned walls, skirting and a continuation of the fitted carpet. Wall mounted radiator and PVCu double glazed window overlooking the rear of the property. Cupboard housing the combination boiler.

### **BEDROOM 3 (8' 3" x 6' 11") or (2.52m x 2.10m)**

Skimmed and emulsioned ceiling with centre light, skimmed and emulsioned walls, skirting and fitted carpet. Wall mounted radiator and PVCu double glazed window overlooking the rear of the property.

### **OUTSIDE**


Pathway leading to the front door and enclosed front garden laid to lawn.

To the rear is access to the two car parking spaces to the side of the property and lane access.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)