



Maes Brynach, Brynmenyn, Bridgend. CF32  
9PT

£207,000

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Modern three bedroom semi detached house comprising downstairs WC, lounge, open plan kitchen/diner, three bedrooms with ENSUITE to master bedroom, family bathroom, TWO DEDICATED PARKING SPACES and LEVEL ENCLOSED REAR GARDEN.

£207,000

- Modern three bedroom semi detached house
- Two car parking spaces
- Ensuite to master bedroom/ Gas fired combination boiler
- Hive heating system to remain/ Downstairs WC
- Open plan kitchen/diner
- Enclosed level rear garden/ EPC - B, Council tax band - D



## DESCRIPTION

A well presented three bedroom semi detached house comprising lounge, kitchen/diner, downstairs cloakroom, family bathroom, three bedrooms to the first floor with ensuite to master bedroom, enclosed level rear garden and off road parking for two vehicles. Internal viewing highly recommended.

The property is situated with good links to the M4 corridor at junction 36, McArthur Glen designer outlet and Sainsburys. Bridgend town centre is a short drive away with mainline train station, amenities and facilities. Bryngarw country park is just a 5 minute drive.

## ENTRANCE

Via part frosted glazed front door into the entrance hallway finished with emulsioned ceiling and walls, centre pendant light, radiator, skirting and a wood effect vinyl floor covering. Electric consumer box. Stairs to the first floor. Door way through to the lounge.

## DOWNSTAIRS W.C. (5' 7" max x 2' 11" max) or (1.70m max x 0.88m max)

Emulsioned ceiling and walls, centre pendant light, radiator, PVCu frosted glazed window to the front, skirting and wood effect flooring. Two piece suite in white comprising WC and pedestal wash hand basin with ceramic tiles to the splash back.

## LOUNGE (14' 4" max x 12' 1" max) or (4.37m max x 3.68m max)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, centre pendant light, radiator, skirting and a fitted carpet. Under stairs storage cupboard. Door to kitchen.

## KITCHEN/DINER (15' 2" x 8' 11") or (4.63m x 2.72m)

Overlooking the rear garden via PVCu double glazed French doors, PVCu double glazed window and finished with emulsioned ceiling, set of centre spot lights and pendant light, emulsioned walls with tiling to splash back areas, radiator, skirting and a wood effect vinyl floor covering. A range of low level and wall mounted units with a complementary work surface, inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Space for high level fridge/freezer. Plumbing for automatic washing machine and dishwasher. Corner unit housing Ideal logic gas fired combination boiler. Ample space for dining table and chairs.

## FIRST FLOOR LANDING

Via staircase with fitted carpet and wooden balustrade. Emulsioned ceiling, centre pendant light, smoke alarm and access to loft. Door ways to three bedrooms, family bathroom and airing cupboard.

## BEDROOM 1 (11' 11" x 9' 6") or (3.62m x 2.89m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls with dado rail and feature panelled wall, centre pendant light, radiator, skirting, fitted storage cupboard with shelving and hanging rail and a fitted carpet. Door way through to ensuite.



### **EN-SUITE (5' 11" x 5' 3") or (1.81m x 1.59m)**

PVCu frosted glazed window to the front, extractor fan, emulsioned ceiling and walls with tiling to splash back areas, sunken spot lights, radiator, skirting and a vinyl floor covering. Three piece suite in white comprising WC, pedestal wash hand basin with chrome taps and corner shower cubicle with sliding glazed doors and plumbed shower.

### **FAMILY BATHROOM (6' 0" x 5' 11") or (1.84m x 1.81m)**

PVCu frosted glazed window to the side and finished with emulsioned ceiling and walls with tiling to splash back area, centre pendant light, radiator skirting and a vinyl floor covering. Three piece suite in white comprising WC, pedestal wash hand basin and bath.

### **BEDROOM 2 (7' 7" max x 9' 2" max) or (2.32m max x 2.79m max)**

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, centre pendant light, radiator, skirting and a fitted carpet.

### **BEDROOM 3 (7' 7" x 5' 9") or (2.32m x 1.75m)**

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, centre pendant light, radiator, skirting and a fitted carpet.

### **OUTSIDE**

Enclosed level rear garden laid to Indian sandstone patio and lawn enclosed by close board fence. Side gated access back to the front.

Open aspect to the front with two dedicated car parking spaces.

### **DIRECTIONS**


From Bridgend town take the dual carriageway to the roundabout at McArthur Glen, head towards Brynmenyn, come down the hill and at the traffic lights turn left, at the next roundabout take the second exit and the development of Maes Brynach is on the right hand side.

### **NOTE**

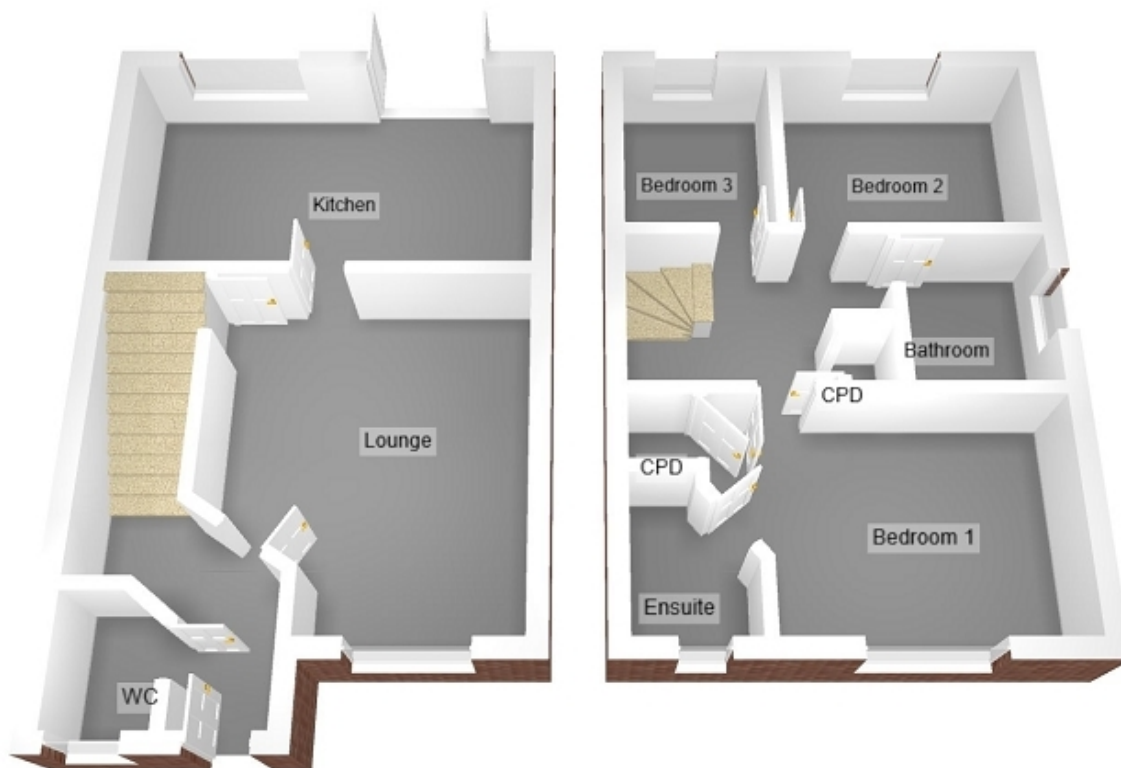
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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