

Payton  
Jewell  
Caines



Brynmawr, Bettws, Bridgend County. CF32  
8SD

£140,000



# Brynmawr, Bettws, Bridgend County. CF32 8SD

Traditional two bedroom semi detached house comprising entrance hall, kitchen, utility, lounge, CONSERVATORY, two double bedrooms, bathroom, good size enclosed rear, side and front gardens. Beautifully presented throughout. MUST BE VIEWED!

## £140,000 - Freehold

- Traditional two bedroom semi detached house
- Generous landscaped gardens to the rear and side
- Conservatory overlooking the rear garden
- Gas fired combination boiler
- Beautifully presented throughout
- Sold with no onward chain
- EPC - D / Council tax - A



## DESCRIPTION

Introducing this traditional two bedroom semi detached house situated in the village of Bettws. This property benefits from a kitchen with utility, conservatory, good size front, side and rear gardens. Viewing recommended.

Bettws is approximately 5 miles to the north of Bridgend and has excellent school facilities with a recently constructed primary school. There are local bus routes serving Bridgend town centre with access to the mainline train station.

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

## ENTRANCE HALL

Skimmed and coved ceiling, central spot lights, papered and emulsioned walls with half height feature dado rail, skirting and wood effect flooring. PVCu double glazed window with a fitted vertical blind to the side, radiator with cover, stairs leading to the first floor and under stairs storage.

## KITCHEN (9' 2" x 7' 7") or (2.80m x 2.30m)

Overlooking the rear garden via PVCu double glazed window with fitted vertical blind and finished with emulsioned ceiling, central spot lights, emulsioned walls, skirting and a continuation of the wood effect flooring. A range of low level and wall mounted kitchen units in cream with complimentary roll top work surface and splash back plinth. Inset one and half basin sink with mixer tap and drainer, integrated double electric oven, electric hob with overhead extractor, plumbing for automatic washing machine and space for fridge/freezer. Doorway through to the utility.

## UTILITY

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and is accessed to the front via a part frosted glazed PVCu door. Further low level matching kitchen units with roll top work surface, radiator and wood effect flooring.

## LOUNGE (20' 0" x 11' 0") or (6.10m x 3.35m)

Overlooking the front of the property via PVCu double glazed window with fitted vertical blind and PVCu sliding patio doors leading to the rear conservatory. Finished with two matching light fittings, coved ceiling, emulsioned walls with half height feature dado rail and paper below, skirting and fitted carpet. Feature electric pebble effect fire with stainless steel surround, marble hearth and back plate and white mantle. Matching wall lights and doorway through to the conservatory.

## CONSERVATORY (10' 4" x 11' 8") or (3.15m x 3.55m)

Two aspects of natural light via PVCu double glazed window to the rear and to the side with French doors leading out to the patio area with fitted vertical blinds throughout. Anti glare polycarbonate ceiling with central light fitting, ceramic tiled flooring and wall mounted radiator.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and PVCu double glazed window overlooking the side.



## BATHROOM

PVCu frosted glazed window to the rear of the property with a fitted roller blind, emulsioned ceiling with recessed LED spot lights, emulsioned walls and ceramic tiles with tile effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and bath with chrome mixer tap and over bath electric shower. Wall mounted heated chrome towel rail.

## BEDROOM 1 (14' 1" x 8' 4") or (4.30m x 2.55m)

Overlooking the front via two PVCu double glazed windows both with fitted vertical blinds and finished with a coved ceiling, papered and emulsioned walls, skirting and fitted carpet. Fitted storage cupboard with a concertina door.

## BEDROOM 2 (10' 6" x 9' 6") or (3.20m x 2.90m)

Overlooking the rear via PVCu double glazed window with fitted vertical blind and finished with central spot lights, coved ceiling, papered and emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing a wall mounted gas fired Glo Worm combination boiler.

## OUTSIDE

Good size enclosed rear garden laid to patio and lawn with mature trees and shrubs, flower beds, greenhouse and additional vegetable garden to the rear. Side garden and access to the front.

Enclosed front garden with gated access onto the pavement, area of lawn with mature trees and shrubs around the perimeter.

Hardstanding that is currently used as parking (not included in title deeds).


## NOTE

We have been informed that the property is freehold however we have not inspected the title deeds.

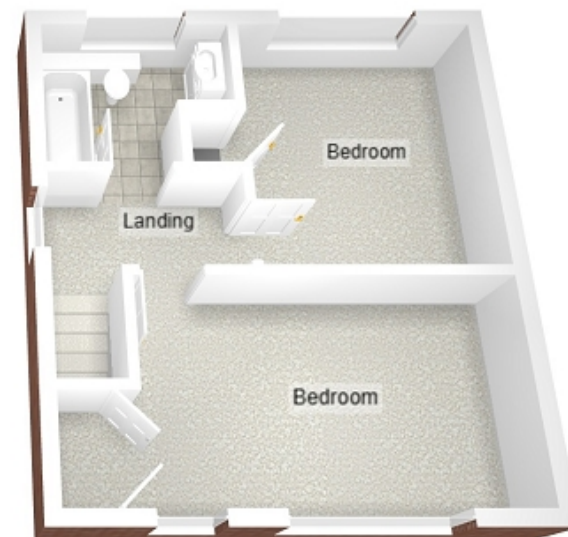
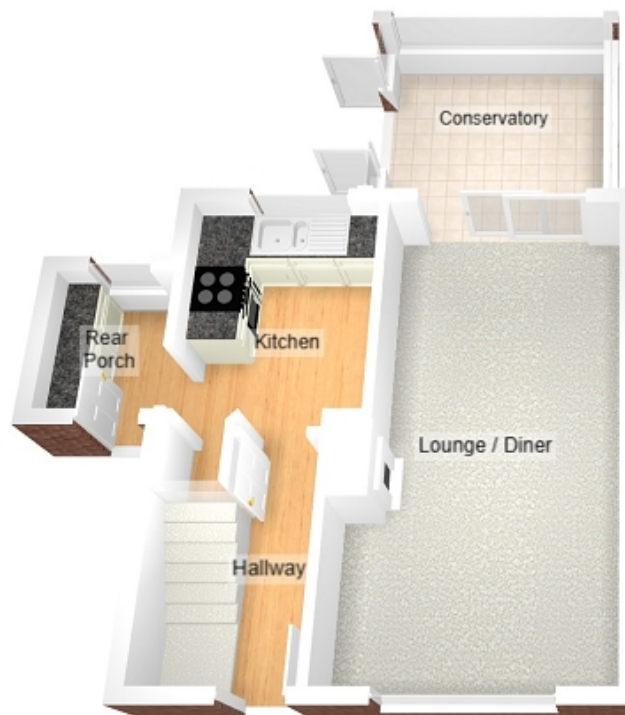


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(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.



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