

Payton
Jewell
Caines



Bryntirion Hill, Bridgend, Bridgend County.
CF31 4DA

£300,000



Bryntirion Hill, Bridgend, Bridgend County. CF31 4DA

Large FOUR/FIVE DOUBLE BEDROOM DETACHED HOUSE with up to SIX RECEPTION AREAS, in need of full refurbishment throughout but with potential to create a fantastic family home within easy walking distance of Bridgend town centre, Broadlands and local Primary and Secondary Schools. Ideal purchase for a builder/investment. NO ONWARD CHAIN.

£300,000

- Four/five bedroom detached house
- Requires full refurbishment throughout
- SIX reception areas with flexible uses
- Former swimming pool room to the rear garden
- Excellent opportunity for redevelopment
- Ideal for a builder/investor/ EPC - E, Council tax band H
- No onward chain



DESCRIPTION

Introducing this large four/five bedroom detached house with up to six reception areas, in need of full refurbishment throughout but with potential to create a fantastic family home within easy walking distance of Bridgend town centre, Broadlands and local Primary and Secondary Schools. Ideal purchase for a builder/ investment. The property is offered with no onward chain.

ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panels into the entrance hall finished with textured and coved ceiling, papered walls, skirting and vinyl floor. Door leading through to internal porch, sliding patio doors through into the middle reception and a PVCu frosted glazed door with side frosted glazed panels leading into the dining.

DINING AREA (10' 10" x 10' 6") or (3.30m x 3.20m)

Single glazed sky light, papered and coved ceiling, half height papered walls with ceramic tiles to the splash backs, low level and wall mounted kitchen units in oak with a roll top work surface and ceramic tiled flooring. Water damage to the ceiling.

L-SHAPED KITCHEN (17' 9" max x 13' 5" max) or (5.40m max x 4.10m max)

Two sky lights, PVCu double glazed window, textured ceiling and ceramic tiled floor. A range of low level and wall mounted units in oak with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer and space for Range cooker. Space for three further under counter appliances.

PANTRY

Wall mounted gas boiler (not tested). Shelving.

RECEPTION 1 (15' 7" x 14' 1") or (4.75m x 4.30m)

Overlooking the front via PVCu double glazed bay window and finished with textured and coved ceiling, central light pendant, ceiling rose, papered walls, skirting and fitted carpet. Marble hearth and white mantel housing electric feature fire.

MAIN HALL

Textured and coved ceiling, central light pendant with ceiling rose, papered walls, skirting and fitted carpet. Feature alcoves and fitted storage cupboard. Stairs to the first floor. Under stair storage.

RECEPTION 2 (18' 4" x 11' 10") or (5.60m x 3.60m)

Overlooking the front via PVCu double glazed deep bay window and finished with textured and coved ceiling, central light fitting with ceiling rose, papered walls, skirting and fitted carpet. Feature stone work fireplace with marble hearth, mantel and additional shelving housing a gas fired coal effect fire.

DOWNSTAIRS W.C.

Full height ceramic tiled walls and tiled flooring. Two piece suite in white comprising WC and a corner mounted wash hand basin.



RECEPTION 5 (9' 6" x 10' 6") or (2.90m x 3.20m)

PVCu double glazed sliding patio door leading into the main entrance porch and a PVCu double glazed French doors leading into the rear reception room 3. Finished with textured and coved ceiling, central ceiling rose, papered walls, skirting and fitted carpet.

RECEPTION 3 (15' 9" x 16' 1") or (4.80m x 4.90m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and a part glazed PVCu door finished with a textured and coved ceiling, papered walls, skirting and fitted carpet. Feature stone work fireplace (no fire), marble hearth back plate and mantel with additional shelving.

READING AREA (8' 10" x 8' 10") or (2.70m x 2.70m)

Overlooking the side into the side porch via PVCu double glazed window and finished with textured and coved ceiling, papered walls, skirting and fitted carpet. Wall mounted gas fired boiler. Door through into the wet room.

WET ROOM

Single glazed window overlooking reception 2, coved ceiling, full height ceramic tiled walls and a respatex floor. Wall mounted wash hand basin and a walk in shower housing a wall mounted electric shower, hand rail and a concertina half height door.

RECEPTION 4 (12' 2" x 12' 2") or (3.70m x 3.70m)

Textured and coved ceiling, papered walls, skirting and fitted carpet. Frosted glazed door leading into the study. PVCu frosted glazed sliding patio doors leading into the rear reception and an arch way leading through into the rear utility. Part glazed leaded effect PVCu door leading to the side porch with access from the front driveway.

UTILITY AREA/STORE

Further kitchen appliances and storage.

FIRST FLOOR LANDING

Via stairs with wooden balustrade and fitted carpet. PVCu frosted glazed window. Textured and coved ceiling, papered walls, skirting and fitted carpet. Under stair storage cupboard. Stairs leading to second floor.

BEDROOM 1 (18' 8" x 14' 3") or (5.70m x 4.35m)

Overlooking the front via PVCu double glazed deep bay window with fitted vertical blind, finished with textured and coved ceiling, papered walls, skirting and fitted carpet. Door through to ensuite.

EN SUITE

PVCu frosted glazed window to the side, full height ceramic tiled walls and vinyl floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and a separate shower cubicle.

BEDROOM 2 (21' 0" x 9' 0") or (6.40m x 2.75m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with a textured and coved ceiling, papered walls, skirting and fitted carpet.



BEDROOM 3 (11' 10" x 13' 5") or (3.60m x 4.10m)

Overlooking the front via PVCu double glazed deep bay window finished with a textured and covered ceiling, papered walls, skirting and fitted carpet.

BEDROOM 5 (10' 8" x 9' 6") or (3.25m x 2.90m)

Overlooking the rear via PVCu double glazed window and finished with textured and covered ceiling, papered walls, skirting and fitted carpet.

BATHROOM

PVCu frosted glazed window overlooking the side, full height ceramic tiled walls and vinyl floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with mixer tap. Storage cupboard housing hot water tank.

SECOND FLOOR LANDING

Via stairs.

BEDROOM 4 (18' 1" x 9' 4") or (5.50m x 2.85m)

Double glazed Velux sky light, central pendant, papered walls, skirting and fitted carpet. Fitted storage into the eaves.

FORMER POOL ROOM (17' 5" x 25' 7") or (5.30m x 7.80m)

Large room with PVCu glazed door and windows out to the side, fluorescent strip lights, PVCu tongue and groove ceiling, ceramic tiles to the wall, concrete floor (used to house a swimming pool which has now been filled in) Door through to rear sun lounge. Door to storage.

REAR SUN LOUNGE

In need of refurbishment.

OUTSIDE

Steps leading up to rear patio, door through into former pool room.

To the front there is a block paved driveway suitable for parking up to four vehicles. Access is off Heol Yr Onnen.

NOTE


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

The property is subject to probate so the timescale for completion is likely to be longer than usual.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk