



Bettws Road, Brynmenyn, Bridgend. CF32
9HY

£189,950

PJC PAYTON
JEWELL
CAINES

Bettws Road, Brynmenyn, Bridgend. CF32 9HY

We are pleased to offer this three bedroom end of terraced house. The property briefly comprises hallway, kitchen, utility room, three bedrooms, family bathroom, private garden to rear, courtyard to front & driveway. NO ONGOING CHAIN.

£189,950 - Freehold

- Three bedroom end of terraced house
- NO ONGOING CHAIN
- Modern fitted kitchen & utility room
- Family bathroom, EPC-D
- Privately enclosed garden to rear, council tax - C
- Driveway parking for approx. two/three vehicles



DESCRIPTION

We are pleased to offer this three bedroom end of terraced house. The property briefly comprises hallway, kitchen, utility room, three bedrooms, family bathroom, private garden to rear, courtyard to front & driveway. NO ONGOING CHAIN.

The property is situated within the village of Brynmenyn which is less than 10 minutes drive from the centre of Bridgend. There is convenient access to the M4 and many retail stores are available at nearby Parc Tondy.

IDEAL FIRST TIME OR INVESTMENT PURCHASE.

DESCRIPTION

A well presented three bedroom end of terraced house which comprises hallway, lounge, modern kitchen and utility room to the ground floor and three bedrooms and a modern fitted family bathroom to the first floor. The property is situated within the village location of Brynmenyn which offers good road access to M4 corridor and Bridgend town centre. The property is also conveniently positioned to McArthur Glen Designer Outlet and Junction 36. NO ONGOING CHAIN.

ENTRANCE

Access via part glazed PVCu front door into entrance hallway.

ENTRANCE HALLWAY

Skimmed ceiling, emulsioned walls, staircase leading to first floor and fitted carpet.

LOUNGE (21' 9" x 11' 11") or (6.64m x 3.63m)

Overlooking the front via a PVCu double glazed window is the lounge which is finished with skimmed ceiling, emulsioned walls, two radiators, two storage cupboards and wood effect floor.

KITCHEN (12' 6" x 10' 4") or (3.81m x 3.15m)

A light and airy kitchen finished with skimmed ceiling with down lights, part emulsioned/part tiled walls and slate effect laminate flooring. A modern fitted kitchen comprising a range of grey high gloss wall and base units with complementary work surface. Stainless steel single drainer sink unit with mixer tap. Built-in four ring gas hob with electric oven and extractor. Plumbing for automatic washing machine and space for fridge/freezer. Radiator. PVCu double glazed window overlooking rear and door to side.

UTILITY ROOM (5' 10" x 5' 4") or (1.77m x 1.62m)

Skimmed ceiling, emulsioned walls and slate effect laminate flooring. Work surface offering under counter space for washing machine and tumble drier. PVCu double glazed window to rear and additional Velux window.

FIRST FLOOR LANDING

Skimmed ceiling, loft access (light installed), emulsioned walls, storage cupboard and additional airing cupboard housing gas combination boiler. Fitted carpet.

BEDROOM 1 (12' 6" x 10' 4") or (3.80m x 3.16m)


Overlooking the front via a PVCu double glazed window is this good sized bedroom finished with skimmed ceiling, emulsioned walls, radiator and fitted carpet.

BEDROOM 2 (10' 4" x 9' 11") or (3.15m x 3.03m)

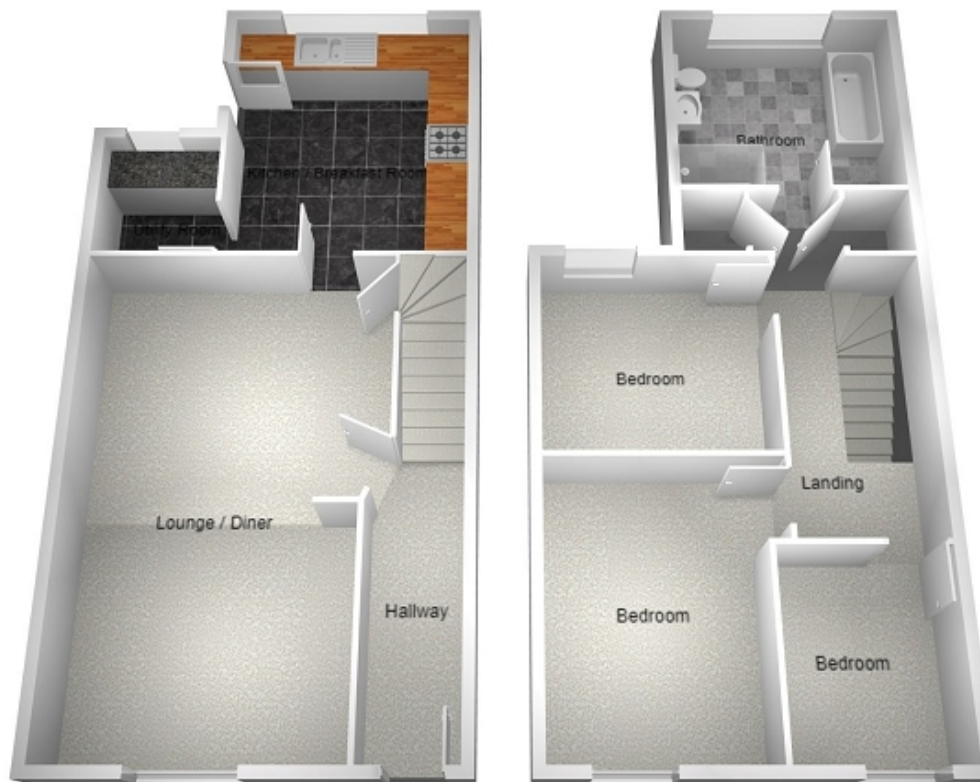
Overlooking the rear via a PVCu double glazed window is this generous sized second bedroom finished with



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(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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