

Payton
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Caines



Perrington Villas Pant Hirwaun, Bryncethin,
Bridgend, Bridgend County. CF32 9UJ

£235,000



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Three bedroom mid terraced house comprising entrance hall, open plan lounge/diner, kitchen, utility room, CONSERVATORY, ground floor bathroom, EN SUITE to bedroom one and front and rear gardens.

£235,000 - Freehold

- Three bedroom mid terraced house
- Open plan lounge/diner
- BRAND NEW MODERN FITTED KITCHEN

Conservatory

- En suite to bedroom one
- BRAND NEW MODERN BATHROOM
- SOLD WITH FULL COMMON RIGHTS AND ACCESS TO STABLES
- EPC - E / Council tax band - C



DESCRIPTION

Introducing this three bedroom mid terrace property situated in Bryncethin giving easy access to the M4 at junction 36 as well as the Princess Of Wales Hospital, McArthur Glen retail park and is within a short drive of Bridgend town centre giving access to the main line train station. The property benefits from a conservatory, en suite to bedroom one and front and rear gardens.

The property is situated in a semi-rural location with full common land rights, access to common land to the rear, 3 stables and tack shed and beautiful views. The property has recently been upgraded to provide a brand new kitchen, utility and bathroom.

SOLD WITH NO ONWARD CHAIN.

ENTRANCE

From the rear via stable style PVCu part glazed door into the entrance hall.

ENTRANCE HALL

PVCu double glazed window to the side, vaulted ceiling with central light fitting, emulsioned walls, skirting and tile effect vinyl flooring.

KITCHEN/BREAKFAST ROOM (17' 11" x 10' 11") or (5.45m x 3.32m)

Overlooking the rear via PVCu double glazed window, part vaulted ceiling, recessed LED spot lights, emulsioned walls, skirting and tile effect flooring. A range of low level and wall mounted kitchen units in light grey with a complimentary roll top work surface and splash back up stand. Inset one and half basin sink with swan neck tap and drainer, breakfast bar, space for Range cooker which is recessed with brick surround.

UTILITY ROOM

Vaulted ceiling with sky light, wall mounted light fitting, emulsioned walls, skirting and laminate flooring. Matching wall mounted kitchen units with work surface, plumbing for automatic washing machine and space for tumble. Doorway through to the bathroom.

BATHROOM

Vaulted ceiling with skylights, PVCu frosted glazed window to the rear, emulsioned walls, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and p shaped bath with over bath plumbed shower with rainwater head, hand attachment and side glazed screen. Ceramic tiles to the splash back areas and wall mounted heated chrome towel rail.

OPEN PLAN LOUNGE/DINER (12' 2" x 25' 9") or (3.70m x 7.85m)

Running the entire width of the property and facing out to the large conservatory via the PVCu double glazed French doors and a stained glass picture window and finished with emulsioned and coved ceiling, two central light pendants with ceiling roses, skirting and fitted carpet. Feature brick recessed fireplace housing a multi fuel burner with flagstone hearth and wooden mantle.



CONSERVATORY (24' 7" x 9' 10") or (7.50m x 3.00m)

To the rear of the property with three aspects of floor to ceiling glazing with sliding patio doors leading out to the garden. Sloping glazed roof, radiator, additional wall mounted electric heater and wall lights.

LANDING

Via stairs with fitted carpet and wooden balustrade.

BEDROOM 1 (12' 8" x 9' 2") or (3.85m x 2.80m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, central light pendant, half height wooden dado rail with paper below, skirting and fitted carpet. Double fitted wardrobe.

EN SUITE

Step up (door to be replaced) emulsioned ceiling, full height ceramic tiles to the wall and ceramic tiled flooring. Three piece suite comprising w.c. wall mounted corner wash hand basin and separate shower cubicle housing an electric wall mounted shower with a concertina glazed door.

BEDROOM 2 (12' 8" x 11' 8") or (3.85m x 3.55m)

Overlooking the front via PVCu double glazed window and finished with access to loft storage, emulsioned ceiling and walls with high level feature picture rail, skirting and fitted carpet.

BEDROOM 3 (11' 8" x 10' 10") or (3.55m x 3.30m)

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

OUTSIDE

Enclosed South facing front garden laid to lawn with mature trees and shrubs with garden storage shed.

Enclosed rear courtyard with oil tank, boiler and storage shed with gated access to the rear lane. Across the rear lane is access to the garden which is laid to lawn with stables and common rights to the land beyond.


NOTE

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

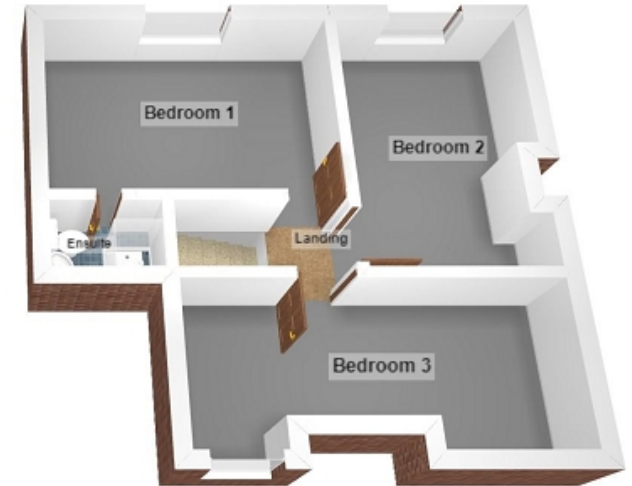


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	47	
(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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