

Payton  
Jewell  
Caines



Maes Brynach, Brynmenyn, Bridgend. CF32  
9PT

Offers Over  
£300,000

**PJC** PAYTON  
JEWELL  
CAINES



# Maes Brynach, Brynmenyn, Bridgend. CF32 9PT

STUNNING! Three bedroom DETACHED family home comprising entrance hall, DOWNSTAIRS WC, lounge, Kitchen/diner, CONSERVATORY, UTILITY, family bathroom, three bedrooms with ENSUITE BATHROOM to bedroom one, OFF ROAD PARKING and single GARAGE. Viewing highly recommended.

## Offers Over £300,000

- IMMACULATE three bedroom detached family home
- OPEN SUN LOUNGE to the rear
- Upgraded kitchen plus utility & downstairs WC
- Recently fitted ensuite bathroom to bedroom one
- Enclosed rear garden/ EPC - , council tax band - D
- Single garage and off road parking
- MUST BE VIEWED!



## DESCRIPTION

Welcome to this IMMACULATE 3-bedroom detached house located in the popular area of Brynmenyn. The home boasts a contemporary design with an open floor plan, providing a spacious and inviting living space. The updated kitchen features granite countertops, stainless steel appliances, and ample storage. Natural light floods the sun lounge and kitchen, showcasing the beautiful porcelain floors. The internal finishes are of a high quality in addition to brand new windows and doors throughout.

The rear garden has been landscaped to provide several entertaining areas and has garden lights around the perimeter. There is a detached garage with room for up to 3 vehicles on the driveway in addition to a further 2 spaces to the other side of the house.

This really is a house that needs to be viewed to appreciate the attention to detail and superior finishes.

## ENTRANCE

Via part frosted glazed composite front door into the entrance hall finished with emulsions ceiling and walls, PVCu double glazed window to the side with a fitted Venetian blind, under stair storage, stairs to the first floor, skirting and porcelain tiled floor. Large arch way through to lounge.

## LOUNGE (13' 0" x 12' 2") or (3.95m x 3.70m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsions ceiling and walls, skirting and a continuation of the porcelain tiled floor.

## DOWNSTAIRS W.C.

Ceiling mounted extractor, emulsions ceiling and walls with one feature tiled wall, wall mounted heated chrome towel rail, tiled floor and feature skirting. Two piece suite in white comprising WC, corner wash hand basin with storage below.

## OPEN PLAN KITCHEN/DINER (18' 3" x 9' 4") or (5.55m x 2.85m)

Emulsions ceiling with recessed LED spot lights, emulsions walls, PVCu double glazed window overlooking the rear with a fitted Venetian blind, skirting and porcelain tiled floor. A range of low level and wall mounted units in high gloss white with chrome handles and a GRANITE work surface and breakfast bar. Inset one and a half basin sink with mixer tap. Integrated appliances to include electric oven with electric hob, overhead extractor hood and dishwasher. Space for high level fridge/freezer. Arch way through to utility and separate large open arch to rear sun lounge.

## UTILITY

Frosted glazed composite door to the side of the property, wall mounted Ideal logic combination boiler, emulsions ceiling and walls, skirting and a porcelain tiled floor. Plumbing for automatic washing machine with roll top work surface above. Plenty of utility/kitchen storage with high gloss handle free units. Arch way to conservatory.

## SUN LOUNGE (9' 6" x 11' 10") or (2.90m x 3.60m)

Three aspects of floor to ceiling PVCu bi-folding doors to the rear and sliding door to the side, apex glass self cleaning roof with an apex window to the rear. wall mounted lights, sliding tilt and turn doors to two sides and porcelain tiled floor.





## FIRST FLOOR LANDING

Via stairs with fitted carpet. PVCu double glazed window with a fitted Venetian blind. Access to loft storage and a fitted storage cupboard. Emulsioned ceiling and walls with a half height feature dado rail, glazed balustrade, skirting and fitted carpet.

## BEDROOM 1 (13' 0" x 11' 0") or (3.95m x 3.35m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, one feature papered wall, skirting and fitted carpet. Open through into the ensuite bathroom.

## EN-SUITE BATHROOM

PVCu frosted glazed window to the front with a fitted day/night roller blind finished with emulsioned ceiling and half height Italian porcelain tiled walls and a bamboo style ceramic tile to the floor. Three piece suite comprising WC, wash hand basin with chrome mixer tap and storage below and a freestanding octagonal bath with a chrome waterfall tap and hand shower attachment.

## FAMILY BATHROOM

PVCu frosted glazed window to the side with a fitted Venetian blind, emulsioned ceiling with recessed LED spot lights, emulsioned walls, wall mounted heated chrome towel rail, skirting and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap and over bath shower attachment and a side glazed privacy screen.

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

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet.

## BEDROOM 3 (9' 10" x 8' 6") or (3.00m x 2.60m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet.

## OUTSIDE

Enclosed rear garden laid to patio with an elevated area of decking, two areas of lawn, decorative stone and raised beds to the rear. Garden lighting throughout. Side gated access back to the front.

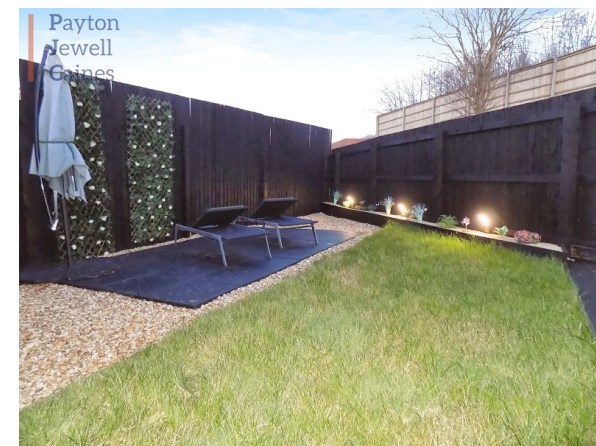
Off road parking to the front of the garage for up to three cars and a further two car parking spaces to the side.

## DETACHED GARAGE


Single garage with a traditional up and over door, power and light.

## 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>		94
(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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