



New Houses Pleasant View, Brynmenyn,  
Bridgend County. CF32 9LB

£169,950

## New Houses Pleasant View, Brynmenyn, Bridgend County. CF32 9LB

Traditional three bedroom end of terrace house comprising entrance, lounge, kitchen, bathroom, 3 bedrooms and enclosed rear garden. Car parking to the rear. NO ONWARD CHAIN. IDEAL FIRST TIME OR BUY TO LET PURCHASE.

**£169,950 - Freehold**

- Three bedroom end terrace house
- Kitchen with utility area
- OFF ROAD PARKING TO THE REAR
- Enclosed rear garden
- IDEAL FIRST TIME OR INVESTOR PURCHASE
- EPC - E / Council tax - B





## DESCRIPTION

Introducing this traditional three bedroom end of terrace house which benefits from off road parking TO THE REAR and a recently fitted kitchen and bathroom. This property is ideally suited for a first time buyer or an investor and is sold with no onward chain.

Brynmenyn is a village to the north of Bridgend which provides easy access to the M4 motorway at junction 36. The property is within walking distance of the local post office, pub and Bryngarw Country Park.

### Further information

Flood risk - low

Conservation area - no

Mobile Coverage - EE, Vodafone, Three, O2

Broadband - Basic 9 Mbps. Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky. No Virgin.

## ENTRANCE

Via composite front door into the inner hall.

## INNER HALLWAY

PVCu double glazed window, emulsioned ceiling and walls, grey laminate flooring and wooden part glazed door leading into reception room one.

## RECEPTION ROOM 1 (16' 8" max x 11' 2" max) or (5.08m max x 3.41m max)

Emulsioned and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and grey laminate flooring. Part glazed door leading into the kitchen/diner.

## KITCHEN/DINER (10' 8" x 11' 2") or (3.25m x 3.41m)

Emulsioned ceiling and walls, radiator and PVCu double glazed window overlooking the rear of the property. A range of wall and base units in white high gloss with complementary black work surfaces housing a stainless steel sink drainer with mixer tap. Electric oven and gas hob with stainless steel extractor to remain and tiling to splash back areas. Part glazed door leading to the utility area.

## UTILITY AREA (10' 9" x 4' 6") or (3.28m x 1.37m)

Emulsioned ceiling and walls, a continuation of the grey laminate flooring, complementary work surface and space for washing machine and tumble dryer. Glazed door leading to the rear garden and door leading into the family bathroom.

## FAMILY BATHROOM (7' 9" x 4' 2") or (2.35m x 1.28m)

White PVCu tongue and groove ceiling, respertex walls and tiled flooring. Three piece suite comprising low level w.c. vanity wash hand basin and bath with mixer tap and chrome waterfall over bath shower with screen. PVCu frosted double glazed window to the side of the property and radiator.

## LANDING

Emulsioned ceiling with attic access, emulsioned walls and fitted carpet.



### **BEDROOM 1 (16' 8" max x 10' 5" max) or (5.07m max x 3.17m max)**

Two PVCu double glazed windows to the front of the property, emulsioned ceiling and walls, radiator and fitted carpet.

### **BEDROOM 2 (12' 2" x 9' 3") or (3.70m x 2.81m)**

Emulsioned ceiling and walls, PVCu double glazed window overlooking the rear garden, radiator and fitted carpet.

### **BEDROOM 3 (9' 1" x 7' 0") or (2.77m x 2.14m)**

Emulsioned ceiling and walls, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property. Cupboard housing the combination boiler.

### **OUTSIDE**

Low maintenance rear garden laid to a patio area with steps leading up to a hard standing with wooden gates for parking via the rear lane. Brick boundary walls with a raised border.

### **NOTE**

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

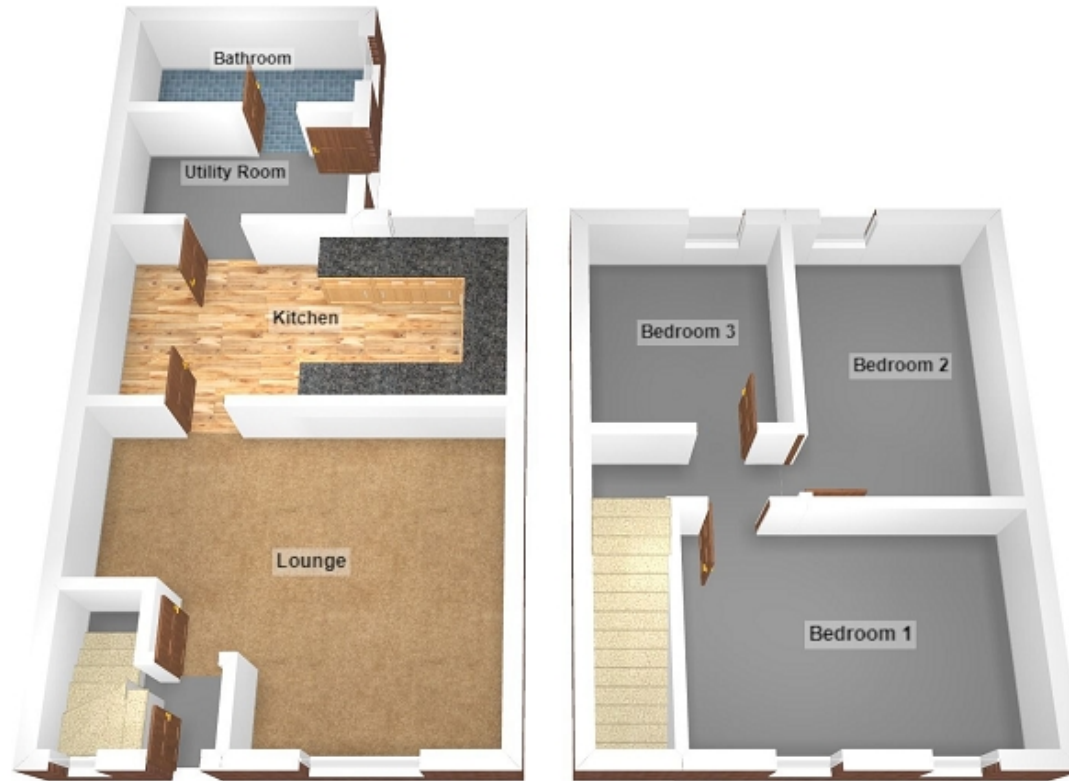


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)