

Payton  
Jewell  
Caines



Bakers Way, Bryncethin, Bridgend County.  
CF32 9RJ

£175,000

**PJC** PAYTON  
JEWELL  
CAINES



## Bakers Way, Bryncethin, Bridgend County. CF32 9RJ

Set on a CORNER PLOT this three bedroom semi detached house comprises entrance hall, lounge, dining room, kitchen, three bedrooms, shower room, large enclosed rear and side garden, OFF ROAD PARKING. NO ONGOING CHAIN.

**£175,000 - Freehold**

- Three bedroom semi detached house
- Set on a corner plot
- Two reception rooms
- Large rear garden and side garden
- No ongoing chain/ EPC - D, Council tax band - C
- Off road parking



## DESCRIPTION

Introducing this three bedroom semi detached house set on a corner plot benefiting from large rear and side garden, two reception rooms and off road parking. The property is offered for sale with no ongoing chain.

## ENTRANCE

Via part double glazed door with part glazed side panel into entrance hall finished with textured ceiling, emulsioned walls and grey laminate effect vinyl flooring. Doors leading off.

## LOUNGE (18' 1" x 10' 5") or (5.51m x 3.18m)

Emulsioned ceiling and walls, two large PVCu window overlooking the front and rear of the property both with fitted blinds to remain, radiator, gas fire to remain with original hearth and back plate, skirting and fitted carpet.

## KITCHEN (6' 11" x 7' 0") or (2.10m x 2.13m)

Emulsioned ceiling and walls, PVCu window overlooking the front of the property, double base unit with complementary work surface, inset stainless steel sink with drainer and fitted carpet.

## DINING ROOM (13' 6" x 10' 3") or (4.12m x 3.13m)

Measurements into recess. Textured ceiling, emulsioned walls, radiator, large PVCu window overlooking the rear garden with fitted vertical blinds to remain, PVCu part glazed door leading to rear garden, electric fire with tiled surround and marble hearth, skirting and fitted carpet. Under stair storage cupboard.

## FIRST FLOOR LANDING

Via stairs. Textured ceiling, access to loft, PVCu window overlooking the rear garden, emulsioned walls, storage cupboard and fitted carpet. All doors lead off.

## BEDROOM 1 (12' 4" x 10' 5") or (3.75m x 3.18m)

Textured ceiling, emulsioned walls, radiator, PVCu window overlooking the front of the property, large storage cupboard, skirting and fitted carpet.

## BEDROOM 2 (10' 4" x 8' 11") or (3.14m x 2.71m)

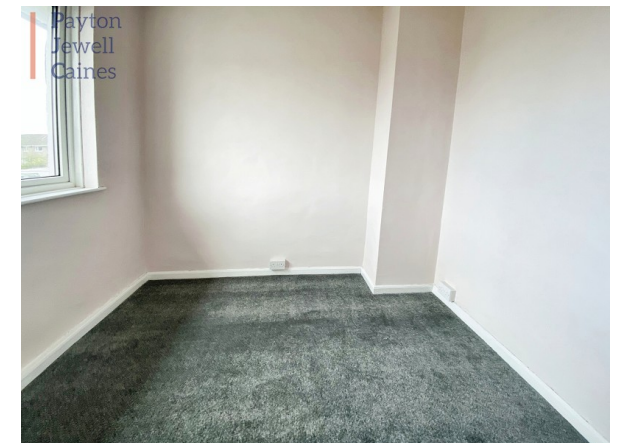
Textured ceiling, emulsioned walls, PVCu window overlooking the front of the property, built in storage cupboard, radiator, skirting and fitted carpet.

## BEDROOM 3 (8' 6" x 7' 5") or (2.59m x 2.26m)

Textured ceiling, emulsioned walls, PVCu window overlooking the rear of the property, cupboard housing Worcester combination boiler, skirting and fitted carpet.

## BATHROOM (8' 0" x 5' 6") or (2.45m x 1.68m)

Measurements into the recess. Emulsioned ceiling, part tiled walls, frosted PVCu window overlooking the rear of the property, radiator and grey laminate effect vinyl flooring. WC, sink and wet room shower.






## OUTSIDE

The rear garden is bounded by fence panel and stone wall and is mainly laid to lawn with concrete patio area and storage units. Outside tap. Outside WC. Wooden gate leads to side garden.

The front garden is bounded by part breeze block wall and part fence with double gates leading to the property. Ramp leading to the front door. Off road parking. Side access to the garden.



# Floorplan & EPC

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



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