



Llangeinor Road, Brynmenyn, Bridgend
County. CF32 9LY

£175,000

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Three bedroom semi detached house comprising entrance porch, entrance hall, lounge, kitchen/diner, three bedrooms, family bathroom, single garage with storage, generous rear garden and off road parking.

NO ONWARD CHAIN.

£175,000 - Freehold

- Traditional three bedroom semi detached house
- Single garage with storage behind
- Open plan kitchen /diner
- Generous enclosed rear garden / council tax - C
- Ideal first time or investment purchase
- Sold with no onward chain, EPC - D



DESCRIPTION

Three bedroom semi detached house comprising entrance porch, entrance hall, lounge, kitchen/diner, three bedrooms, family bathroom, single garage with storage, generous rear garden and off road parking. NO ONWARD CHAIN.

The property is situated at the bottom of the the main road leading to the Garw Valley and is within walking distance of Brynmenyn Post Office, Bryngarw Country Park and local public houses. The M4 at Junction 36 is approximately 8 minutes drive and this also gives access to the McArthur Glen retail village.

The property would be an ideal investment or first time purchase.

FREEHOLD.
NO ONWARD CHAIN

ENTRANCE

via PVCu double glazed door into the entrance porch.

ENTRANCE PORCH

Two aspects of PVCu double glazing, wooden tongue and groove ceiling, vinyl tiled flooring and frosted glazed PVCu door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, laminate flooring, wall mounted circuit breaker and doorway through to the lounge.

LOUNGE (11' 4" x 15' 1") or (3.45m x 4.60m)

Overlooking the front via PVCu double glazed window with fitted vertical blinds and finished with central light fitting, coved ceiling, emulsioned walls with feature chimney breast, skirting and laminate flooring. Feature electric pebble effect stainless steel fire with marble hearth and wooden mantle. Doorway through to the open plan kitchen/diner.

KITCHEN/DINER (14' 5" x 8' 10") or (4.40m x 2.70m)

Overlooking the rear garden via two PVCu double glazed windows both with fitted roller blinds and finished with emulsioned ceiling with central spot lights and walls with tile effect vinyl flooring. A range of low level and wall mounted kitchen units in beech effect with complementary roll top work surface, inset sink with mixer tap and drainer. Integrated electric oven with four gas ring hob and overhead extractor hood. Space for under counter fridge and plumbing for washing machine. Fitted larder cupboard, PVCu double glazed door leading out to the side lean-to.

LEAN-TO

Power and light, ideal space for bins and recycling. Courtesy door into the single garage with power light and traditional up and over door. Part frosted PVCu door leading to the rear garden.



LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage via a pull down ladder, PVCu double glazed window to the side, emulsioned ceiling and walls, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling with central spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower with hand attachment and rainwater head. Wall mounted heated chrome towel rail.

BEDROOM 1 (12' 10" x 8' 2") or (3.90m x 2.50m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard with shelving.

BEDROOM 2 (8' 10" x 11' 2") or (2.70m x 3.40m)

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

BEDROOM 3 (6' 1" x 9' 10") or (1.85m x 3.00m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Built in cabin single bed.

OUTSIDE

Enclosed rear garden laid to a lower patio with steps leading up to a generous area of lawn with raised decking area, greenhouse and mature trees and shrubs.


Enclosed front garden laid to lawn with a concrete driveway to the front of the single garage.

NOTE

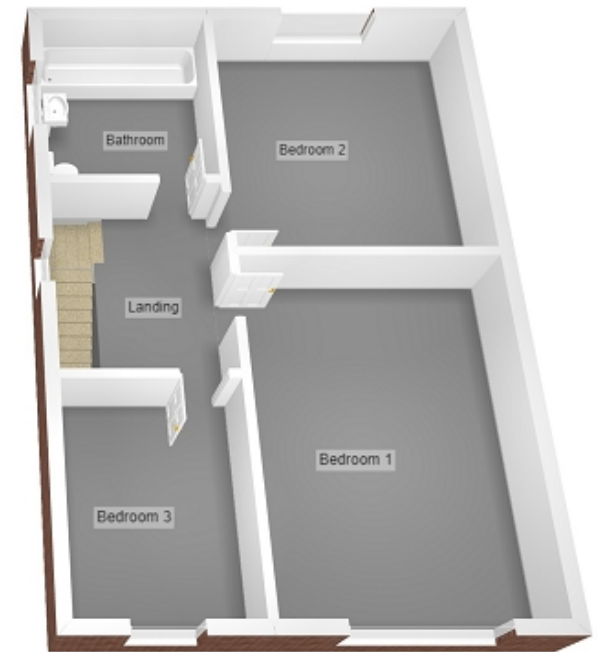
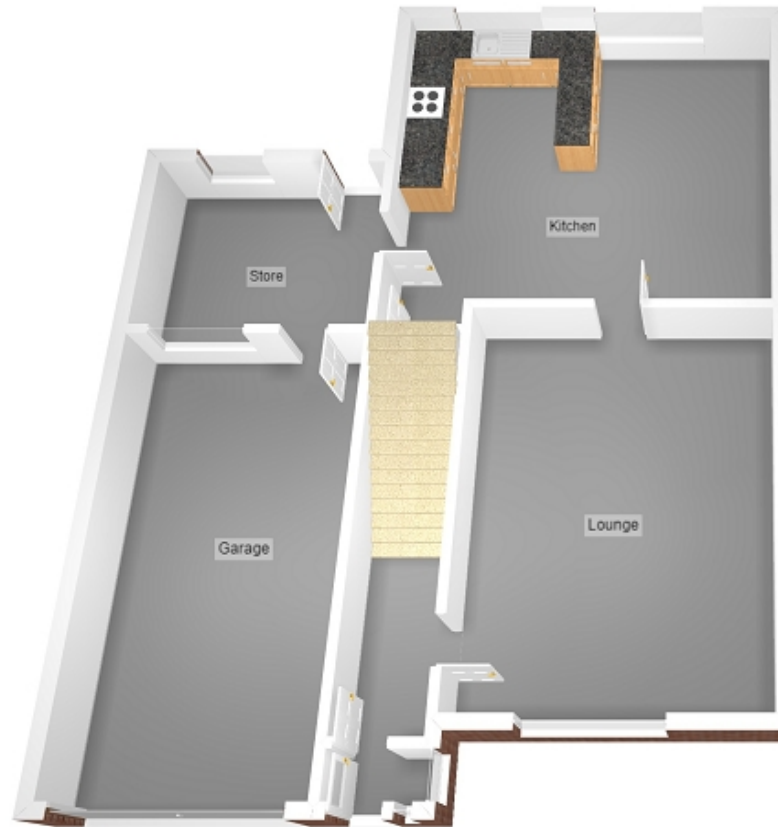
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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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