

Payton
Jewell
Caines



Eustace Drive, Bryncethin, Bridgend
County. CF32 9PJ

£139,995



Eustace Drive, Bryncethin, Bridgend County. CF32 9PJ

Fantastic two bedroom first floor flat situated in Bryncethin and comprising entrance hall, lounge, kitchen/breakfast room, bathroom and larger than average landscaped low maintenance enclosed rear garden. IDEAL FIRST TIME OR INVESTOR PURCHASE. NO ONWARD CHAIN.

£139,995

- Generous two DOUBLE bedroom first floor flat
- Modern fitted kitchen/breakfast room
- Enclosed low maintenance rear garden
- EPC - C / Council tax - A
- Well presented throughout
- LEASEHOLD - 90 YEARS REMAINING
- NO ONWARD CHAIN



DESCRIPTION

Introducing this well presented and maintained TWO DOUBLE BEDROOM FIRST FLOOR FLAT in the convenient village of Bryncethin which is situated within a 5 minute drive of Junction 36 of the M4 and is within easy walking distance of local shops, primary schools and Sarn train station. IDEAL FIRST TIME OR INVESTOR PURCHASE. NO ONWARD CHAIN.

This property is presented in excellent condition and offers good room sizes, a modern fitted kitchen with lovely rear views over woodland and the Ogmor River, neutral decor and a modern gas combination boiler. The enclosed rear garden has been designed to provide a low maintenance entertaining space with built in power points and additional external storage.

The property is held leasehold on a 125 year term from April 1989 (90 years remaining). The vendor has advised for April 2024 to March 2025 it is £341 for ground rent including any services.

SOLD WITH NO ONWARD CHAIN.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Frosted glazed PVCu window to the side, coved ceiling, emulsioned walls, skirting and fitted carpet. Electrical fuse board and wall mounted coat hooks. Stairs leading to the first floor with fitted carpet and wooden balustrade.

LANDING

Access to loft storage, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Doorway through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (11' 10" x 12' 3") or (3.60m x 3.73m)

Benefiting from far reaching views overlooking the rear via PVCu double glazed window fitted with a venetian blind and finished with emulsioned and coved ceiling, spot lights and feature pendant to remain, painted walls, skirting and ceramic tiled flooring. A range of low level and wall mounted units in dove grey with chrome handles and complementary roll top work surface with matching up stand. Inset one and half basin sink with swan neck tap and drainer, space for high level fridge/freezer, plumbing for automatic washing machine and slim line dishwasher. Built in breakfast bar, integrated electric oven with four gas ring hob, overhead extractor hood and glass splash back.

LOUNGE (15' 7" x 12' 8") or (4.76m x 3.85m)

A good size lounge overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, central light pendant, emulsioned walls, skirting and fitted carpet. Feature fireplace housing a gas living flame pebble effect fire with marble hearth, back plate and white mantle.



BEDROOM 1 (12' 4" x 10' 10") or (3.75m x 3.30m)

Overlooking the front via PVCu double glazed window and finished with central light pendant, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Two double fitted wardrobes.

BEDROOM 2 (10' 0" x 11' 2") or (3.05m x 3.40m)

Overlooking the rear via PVCu double glazed window and finished with central light pendant, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing a wall mounted Worcester gas fired combination boiler with additional space for storage.

BATHROOM

PVCu frosted glazed window to the rear, emulsioned and coved ceiling with recessed LED 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 chrome mixer tap and shower attachment. Wall mounted heated chrome towel rail.

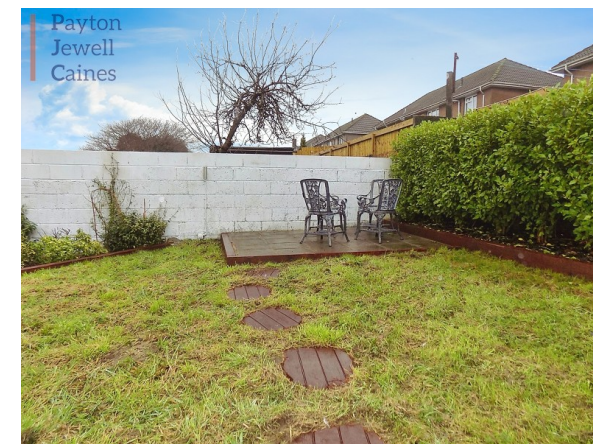
OUTSIDE

Enclosed rear garden laid to decorative stone, railway sleepers, power points, patio and shrubbery. Two external storage sheds.


NOTE

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

The vendor has advised that the white goods are to remain.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(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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