

Payton  
Jewell  
Caines



Queen Street, Brynmenyn, Bridgend,  
Bridgend County. CF32 9HS

£189,950

**PJC** PAYTON  
JEWELL  
CAINES

# Queen Street, Brynmenyn, Bridgend, Bridgend County. CF32 9HS

IMMACULATELY PRESENTED extended three bedroom mid terraced house comprising entrance hall, open plan lounge/diner and kitchen/breakfast room with lean-to utility and downstairs w.c. Three bedrooms and large family bathroom to the first floor and enclosed South facing rear garden. Viewing highly recommended.

£189,950 - Freehold

- Extended three bedroom mid terraced house
- Renovated to a high standard
- Open plan kitchen /diner with utility
- Original features remain
- South facing enclosed rear garden
- Beautifully presented throughout
- EPC - D / Council tax - C



## DESCRIPTION

Introducing this beautifully presented three bedroom house recently renovated to a high standard. The property benefits from a good size lounge/diner and kitchen/breakfast room and South facing rear garden. Viewing highly recommended to appreciate all this property has to offer.

The property is situated with good links to the M4 corridor at junction 36, McArthur Glen designer outlet and Sainsburys. Bridgend town centre is a short drive away with mainline train station, amenities and facilities. Bryngarw country park is just a 5 minute drive.

## ENTRANCE

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

## ENTRANCE HALL

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and laminate flooring in wood effect. Radiator and electric consumer box. Original feature arch, stairs leading to the first floor and door leading into the lounge.

## LOUNGE/DINER (21' 8" max x 12' 3" max) or (6.61m max x 3.73m max)

Emulsioned ceiling with two sets of centre pendant lights, emulsioned walls with dado rail, skirting and a continuation of the laminate flooring. Two radiators, PVCu double glazed window overlooking the front of the property and frosted PVCu double glazed window looking into the utility area. Doorway leading to the kitchen/breakfast room and door leading to the good size under stairs cupboard with hanging rails.

## KITCHEN/BREAKFAST ROOM (21' 2" max x 9' 5" max) or (6.46m max x 2.87m max)

Emulsioned ceiling with inset spot lights, emulsioned walls with white gloss sub tile to the splash back areas, skirting and tiled flooring. A range of base and wall units in shaker style light blue with complementary square edge wood effect laminate work tops. Integrated fridge/freezer, space for freestanding Range cooker, inset one and half sink with chrome mixer tap and black overhead extractor fan. Space for good size dining table and chairs. Wall mounted radiator, PVCu double glazed window overlooking the rear of the property and PVCu frosted double glazed door leading into the utility area.

## LEAN-TO/UTILITY AREA (14' 10" x 5' 8") or (4.51m x 1.72m)

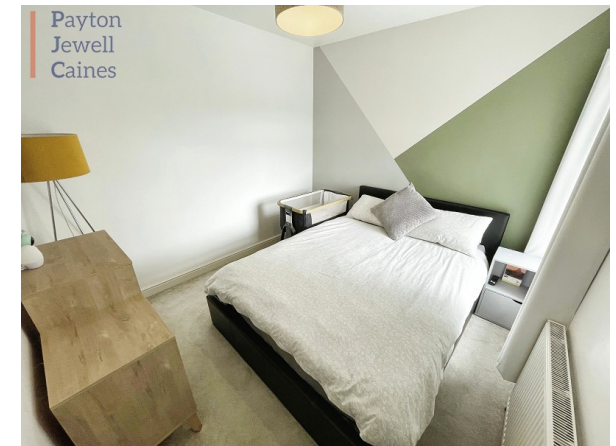
Perspex ceiling, emulsioned walls, plumbing for washing machine and tumble dryer, space for freestanding fridge/freezer, shaker style cream cabinets with matching work tops. PVCu double glazed door leading to the rear garden and wooden door leading into the downstairs w.c.

## DOWNSTAIRS W.C. (4' 0" x 2' 6") or (1.23m x 0.76m)

Emulsioned ceiling with inset spot lights, part emulsioned / part tiled walls, vinyl flooring and low level w.c.

## LANDING

Via stairs with fitted carpet and handrail. Emulsioned ceiling with centre pendant light, pull down ladder to the loft which is boarded with lighting. Smoke alarm, emulsioned walls, skirting and fitted carpet. Airing cupboard housing the combination gas boiler.



## **FAMILY BATHROOM (9' 6" max x 9' 4" max) or (2.89m max x 2.85m max)**

Emulsioned ceiling with inset spot lights, part tiled / part emulsioned walls, vinyl flooring in tile effect, towel rail radiator in matt black and PVCu frosted double glazed window overlooking the rear of the property. Three piece suite comprising corner shower with curved glass screen and overhead chrome shower, low level w.c. wash hand basin with vanity unit and bath with chrome mixer tap.

## **BEDROOM 1 (9' 11" x 9' 5") or (3.02m x 2.87m)**

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

## **BEDROOM 2 (11' 9" x 8' 4") or (3.58m x 2.53m)**

Emulsioned ceiling with pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

## **BEDROOM 3 (8' 8" x 6' 11") or (2.65m x 2.10m)**

Emulsioned ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.


## **OUTSIDE**

South facing low maintenance enclosed rear garden, laid to patio with decorative stone and pathway with gate leading to rear lane access.

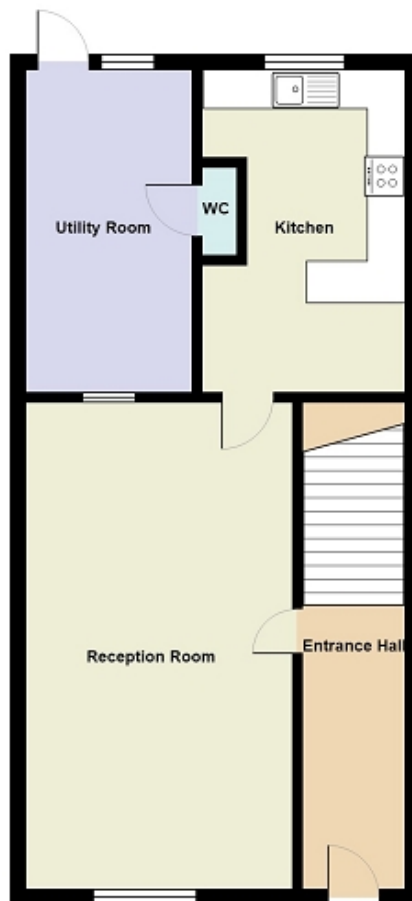


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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