

Payton
Jewell
Caines



Onslow Terrace, Brynmenyn, Bridgend
County. CF32 9HW

£84,995

PJC PAYTON
JEWELL
CAINES

Onslow Terrace, Brynmenyn, Bridgend County. CF32 9HW

Two bedroom first floor flat benefiting from two good size double bedrooms, generous size enclosed rear garden, open plan kitchen/breakfast room, popular village location. LEASEHOLD. Requires full modernisation throughout. Sold with no onward chain.

£84,995 - Leasehold

- Two bedroom first floor flat
- Two good size double bedrooms
- Generous size enclosed rear garden
- Open plan kitchen/breakfast room
- Popular village location, EPC -E / Council tax - A
- Requires full modernisation
- Leasehold / sold with no onward chain



DESCRIPTION

Introducing this two bedroom first floor apartment comprising ground floor entrance with storage and potential for study, stairs to the first floor, kitchen/breakfast room, lounge, bathroom, two good size double bedrooms and generous rear garden. Requires full modernisation. Sold with on ongoing chain.

The property is held on a lease for 125 years from 1 June 1989 (90 years remaining).

ENTRANCE

Via part stained glass timber door into the entrance hall.

ENTRANCE HALL

Coved ceiling, wood cladding to the walls, skirting and fitted carpet. Fitted storage cupboard housing the fuse box and additional fitted storage with shelving, hooks and hanging rail. Glazed timber door through to the study.

STUDY (9' 4" x 4' 3") or (2.85m x 1.30m)

Finished with timber framed single glazed windows to two aspects, wooden tongue and groove ceiling, wood panelled walls and fitted carpet.

LANDING

Via stairs with fitted carpet and wooden balustrade to the first floor with wood cladding to the walls. Access to loft storage, coved ceiling, central light pendant, papered walls and fitted storage cupboard.

KITCHEN/BREAKFAST ROOM (12' 4" x 12' 2") or (3.75m x 3.70m)

Overlooking the rear via PVCu double glazed window with fitted vertical blind and finished with papered and coved ceiling, central light fitting, wood cladding to the walls and vinyl flooring. A range of low level and wall mounted kitchen units in cream shaker style with complementary roll top work surface. Inset sink with mixer tap and drainer, integrated electric oven with electric hob and floor to ceiling, wall to wall fitted storage in solid wood with a wall mounted Worcester gas fired combination boiler. Concertina doors through to the lounge.

LOUNGE (15' 9" x 12' 2") or (4.80m x 3.70m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and finished with papered and coved ceiling, central light pendant and wood cladding walls. Feature fireplace with a wall mounted gas fire with marble hearth and feature stone wall papered chimney breast with wall lights. Feature high level picture rail, radiator and floor to ceiling glazing looking into the landing.

BATHROOM

PVCu frosted glazed window to the rear, coved ceiling, full height ceramic tiles to the wall and laminate flooring. Three piece suite in white comprising w.c. wash hand basin and bath with over bath electric shower and radiator.

BEDROOM 1 (13' 11" x 10' 7") or (4.25m x 3.22m)

Overlooking the front via PVCu double glazing with fitted vertical blinds and finished with a coved ceiling, papered walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted storage housing wardrobes with central mirrored doors.



BEDROOM 2 (9' 10" x 11' 2") or (3.00m x 3.40m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with a tiled and coved ceiling, papered walls and skirting. Fitted storage cupboard with shelving.

OUTSIDE

Side walkway with raised beds leading to a brick built storage cupboard and a generous enclosed generous size rear garden currently overgrown and in need of some attention.

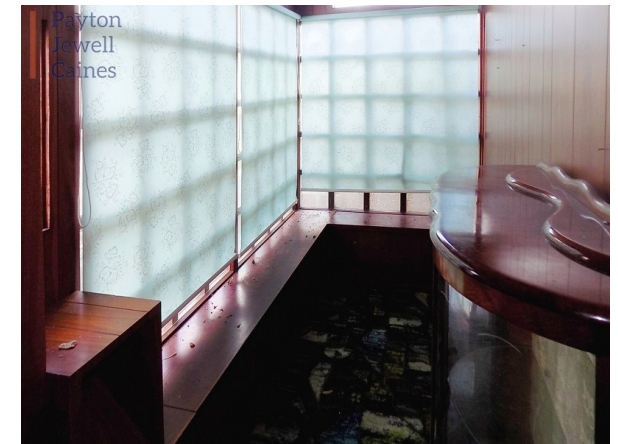
NOTE

Date of lease: 13.08.1992


Length of lease: 125 years from 01.06.1989.

Ground rent: Peppercorn.

Service charge: £353.78 paid annually.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	54	
(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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