

Payton
Jewell
Caines



Heol Bryncethin, Sarn, Bridgend County.
CF32 9GG

Offers Over
£230,000

 PAYTON
JEWELL
CAINES

Heol Bryncethin, Sarn, Bridgend County. CF32 9GG

Four bedroom semi detached town house comprising entrance hall, DOWNSTAIRS WC/ utility, open plan lounge/kitchen/diner, three bedrooms and family bathroom to the first floor, master bedroom with ENSUITE to second floor, enclosed rear garden and TWO DEDICATED PARKING SPACES. Viewing highly recommended.

Offers Over £230,000

- Well presented four bedroom semi detached house
- New boiler/ new front door
- Modern fitted kitchen
- Ensuite to master bedroom
- Enclosed rear garden
- Two dedicated parking spaces/ EPC - C / Council tax band D



DESCRIPTION

Introducing this modern four bedroom semi detached townhouse situated in the sought after development of Sarn. The property benefits from open plan lounge/kitchen/diner, downstairs WC, ensuite to master bedroom, enclosed rear garden and two dedicated parking spaces.

Conveniently positioned for the M4 corridor and McArthur Glen designer outlet. Within close proximity to the local train station and Bridgend town centre. Viewing is highly recommended to fully appreciate this family home.

ENTRANCE

Via new part frosted glazed composite door into the entrance hall finished with emulsioned ceiling, centre pendant light, smoke alarm, emulsioned walls, skirting and light grey wood effect lino flooring. Storage cupboard housing gas combination boiler, electric consumer box and shelving. Doors leading to downstairs WC/utility and kitchen/diner/lounge. Stairs leading to the first floor.

DOWNSTAIRS W.C. (6' 4" max x 4' 6" max) or (1.94m max x 1.37m max)

Emulsioned ceiling, centre pendant light, extractor fan, emulsioned walls with tiling to splash back areas, mirror, radiator, skirting and a continuation of the lino flooring. Two piece suite comprising low level WC and pedestal wash hand basin with chrome mixer tap. Work surface with space for washing machine and tumble drier.

LOUNGE/DINER/KITCHEN (25' 11" max x 15' 7" max) or (7.90m max x 4.74m max)

L shaped. Emulsioned ceiling, three centre lights, emulsioned walls, two radiators, PVCu double glazed window overlooking the front of the property, PVCu double glazed French doors leading out to the rear garden with two PVCu double glazed side panels, skirting and part wood effect lino flooring and part tiled lino flooring. A range of wall and base units in a slab gloss white effect with complementary square edge work surface. Inset stainless steel sink with chrome mixer tap. Space for dishwasher and freestanding fridge/freezer. Integrated double electric oven with four ring gas hob and overhead extractor fan with glass splash back and grey subway tiles. Space for dining room table and chairs. Space for lounge furniture.

FIRST FLOOR LANDING

Via stairs with with painted hand rail, spindles and fitted carpet. Emulsioned ceiling, two pendant lights, smoke alarm, emulsioned walls, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

BEDROOM 2 (13' 11" max x 10' 1" max) or (4.23m max x 3.08m max)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, alcove ideal for built in storage, skirting and fitted carpet.

BEDROOM 3 (8' 10" x 8' 4") or (2.69m x 2.54m)

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

BEDROOM 4 (10' 2" x 6' 8") or (3.09m x 2.04m)

Emulsioned ceiling, centre pendant light, emulsioned walls, skirting and fitted carpet.



FAMILY BATHROOM (8' 10" max x 5' 10" max) or (2.70m max x 1.77m max)

Emulsioned ceiling, centre pendant light, extractor fan, emulsioned walls with tiling to splash back areas, wall mounted mirrored cupboard, radiator, skirting and grey wood effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and bath with overhead chrome shower mixer and folding glass screen.

SECOND FLOOR LANDING

Via stairs with hand rail,spindles and fitted carpet. Emulsioned ceiling, centre pendant light, smoke alarm, emulsioned walls, skirting and a continuation of the fitted carpet. Double doors leading to cupboard space housing hot water tank and shelving. Door to master bedroom.

BEDROOM 1 (19' 6" max x 11' 11" max) or (5.95m max x 3.62m max)

Emulsioned ceiling, two sets of lights, Velux window overlooking the rear of the property, PVCu double glazed window overlooking the front of the property, emulsioned walls, radiator, two built in wardrobes with mirrored frontage and space for freestanding wardrobes,skirting and fitted carpet. Door into ensuite.

EN SUITE (7' 4" max x 5' 11" max) or (2.24m max x 1.80m max)

Emulsioned ceiling, centre light, double glazed Velux window to the rear of the property, extractor fan, emulsioned walls with tiling to splash back areas, radiator, skirting and wood effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and walk in shower with overhead chrome mixer shower and bi-folding glass screen.

OUTSIDE

Enclosed rear garden laid to patio with the remainder laid to lawn. Side gate leading to rear parking with two dedicated space. Space for shed.

Pathway leading to front door.

NOTE

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



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	79	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk