

Payton
Jewell
Caines



Bryn Bach Cottage Bettws, Bridgend,
Bridgend County. CF32 8TT

£99,950

PJC PAYTON
JEWELL
CAINES

Bryn Bach Cottage Bettws, Bridgend, Bridgend County. CF32 8TT

Two bedroom terraced cottage comprising entrance porch, hall, lounge, kitchen/diner, shower room and enclosed rear garden.

£99,950 - Freehold

- Two bedroom mid terraced cottage
- Kitchen/diner
- Lounge
- Enclosed rear garden
- Hillside views
- EPC - / Council tax - A



DESCRIPTION

Two bedroom terraced cottage comprising entrance porch, hall, lounge, kitchen/diner, shower room and enclosed rear garden.

Bettws is a village approximately 5 miles north of Bridgend town centre and has a modern primary school, local public house and small convenience stores. Bryngarw Country Park is closeby for those keen on the outdoors.

ENTRANCE

Via PVCu door into the entrance porch.

ENTRANCE PORCH (2' 4" x 5' 11") or (0.70m x 1.80m)

Painted brick wall with PVCu frosted PVCu window to the side and vinyl flooring. Original wooden door with glass insert leading into the property.

ENTRANCE HALL

Wooden clad ceiling, fitted carpet, papered walls and carpeted stairs leading to the first floor. Door leading into the lounge.

LOUNGE (15' 1" max x 12' 2") or (4.60m max x 3.70m)

Artexed ceiling, papered walls, fitted carpet, PVCu window overlooking the front of the property with vertical blinds and radiator. Stone effect feature wall with wooden mantle, marble hearth and gas fire with back boiler. Door leading into the kitchen/diner.

KITCHEN/DINER (15' 1" x 8' 2") or (4.60m x 2.50m)

Beamed ceiling, emulsioned walls, one papered wall, tile effect vinyl flooring, radiator, two PVCu windows overlooking the rear of the property and newly fitted PVCu glazed door leading out to the rear garden. A range of wall and base units with complementary work surfaces housing a stainless steel sink/diner and taps. Freestanding gas cooker and space for further appliances.

LANDING

Via stairs with fitted carpet and handrail. Papered ceiling, fitted carpet, electric socket and attic hatch. Doors leading to shower room and two bedrooms.

SHOWER ROOM (7' 10" x 6' 11") or (2.40m x 2.10m)

Emulsioned ceiling, papered walls with aqua panels to the splash backs, vinyl flooring and frosted PVCu double glazed window to the rear of the property. Three piece suite comprising electric shower with curtain rail and bi-fold screen, pedestal wash hand basin with taps and low level w.c. Airing cupboard housing the tank. Wall mounted electric heater.

BEDROOM 2 (8' 2" x 7' 3") or (2.50m x 2.20m)

Papered ceiling and walls, PVCu window to the rear of the property, fitted carpet and radiator.



BEDROOM 1 (13' 5" max x 12' 2" max) or (4.10m max x 3.70m max)

Measurements to the wardrobe.

Papered ceiling and walls, two PVCu windows to the front of the property, radiator and fitted carpet. Built in wardrobes with sliding doors.

OUTSIDE


Wrought iron gate with steps leading up to the front of the property, concrete path and decorative stone, external light and steel balustrade.

The rear garden is laid to chipping's with stepping stones. External brick storage with wooden door and steps leading up to an area laid to lawn bound by wall with mature shrubs.



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

EPC

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



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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