

Payton
Jewell
Caines



Rhodfa Bryn Castell, Cefn Glas, Bridgend.
CF31 4PB

£255,000

PJC PAYTON
JEWELL
CAINES

Rhodfa Bryn Castell, Cefn Glas, Bridgend. CF31 4PB

Beautifully presented three bedroom semi detached property comprising entrance porch, lounge, kitchen/ diner, downstairs w.c. family bathroom, EN SUITE to master bedroom, enclosed rear garden, DRIVEWAY PARKING and INTEGRAL GARAGE. NO CHAIN.

£255,000 - Freehold

- Three bedroom semi detached house NO CHAIN
- Beautifully presented throughout
- Kitchen/diner
- Downstairs w.c. en suite to master bedroom
- Enclosed rear garden, driveway parking and garage
- EPC - B / Council tax - D



DESCRIPTION

Beautifully presented three bedroom semi detached property comprising entrance porch, lounge, kitchen/diner, downstairs w.c. family bathroom, EN SUITE to master bedroom, enclosed rear garden, DRIVEWAY PARKING and INTEGRAL GARAGE. NO CHAIN.

Ideally located for Bryntirion Secondary School, Llangewydd Court and Bryntirion Primary School as well as on a local bus route into the centre of Bridgend town centre. Viewing highly recommended.

ENTRANCE

Access via part glazed door leading into the entrance porch.

ENTRANCE PORCH

Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator and door leading into the lounge.

LOUNGE (18' 6" x 10' 1") or (5.64m x 3.08m)

Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator and PVCu window overlooking to the front of the property. Dog leg staircase leading to the first floor with under stairs storage.

KITCHEN/DINER (20' 7" max x 8' 4" max) or (6.27m max x 2.53m max)

Skimmed and emulsioned ceiling and walls, centre light, LVT flooring in wood effect, radiator, two PVCu windows overlooking the rear garden and PVCu French doors leading out to the rear garden. A range of wall and base units in shaker style with square edge complementary work surface with butchers block up stands and tiling to the splash backs. One and half stainless steel sink with chrome mixer tap, single built in oven with electric hob and wall mounted stainless steel extractor fan. Built in fridge/freezer, dishwasher and space and plumbing for washing machine. Door leading to the downstairs w.c.

DOWNSTAIRS W.C. (6' 1" x 4' 8") or (1.85m x 1.43m)

Good sized w.c. finished with skimmed and emulsioned ceiling and walls, centre light, skirting, continuation of the LVT flooring, radiator and tiling to the splash back. Two piece suite in white comprising w.c. and wall mounted wash hand basin with chrome mixer tap. (Plumbing in place for a shower)

LANDING

Via stairs with fitted carpet. Skimmed and emulsioned ceiling and walls, centre light, smoke alarm, skirting, radiator and fitted carpet. Two storage cupboards, loft access and doors leading to the bedrooms and family bathroom.

BEDROOM 1 (20' 8" max x 9' 5" max) or (6.29m max x 2.86m max)

Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator, three PVCu windows overlooking the front of the property providing plenty of natural light. Door leading to the en suite.

EN SUITE

Skimmed and emulsioned ceiling and walls, wood effect vinyl flooring, radiator and extractor. Three piece suite in white comprising w.c. pedestal wash hand basin with chrome mixer tap and shower enclosure which is fully tiled with chrome wall mounted mixer shower and glass screen.



BEDROOM 2 (10' 7" x 11' 2") or (3.23m x 3.41m)

Skimmed and emulsioned ceiling and walls with one feature painted wall, skirting, fitted carpet, radiator and PVCu window overlooking the rear garden.

BEDROOM 3 (10' 0" x 9' 3") or (3.05m x 2.81m)

Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear garden.

FAMILY BATHROOM (6' 10" x 6' 0") or (2.08m x 1.84m)

Skimmed and emulsioned ceiling with centre light, tiled flooring, part emulsioned / part tiled walls, obscured PVCu window overlooking the side of the property, extractor fan and radiator. Three piece suite in white comprising bath with chrome mixer tap and overhead electric shower, pedestal wash hand basin with chrome mixer tap and w.c.

OUTSIDE

Tarmac driveway to the front of the property for two vehicles, laid to lawn with borders of mature shrubs. Path leading to the front door and access to the integral garage.

The rear garden is tiered with an Indian Sandstone patio enclosed with wood panelling and steps leading down to an area laid to lawn. Side gated access to the front of the property.


NOTE

Sprinkler system in all rooms.



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

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 94 |
| (81-91) B | 84 | |
| (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.



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