



Rowans Lane, Bridgend, Bridgend County.  
CF32 9LQ

£105,000



## Rowans Lane, Bridgend, Bridgend County. CF32 9LQ

We are pleased to offer for sale with no ongoing chain this one bedroom mid terraced house situated in Bryncethin, Bridgend. The property comprises a lounge and kitchen to the ground floor as well as a master bedroom and bathroom to the first floor. Externally is an enclosed rear garden and two dedicated parking spaces to the front.

**£105,000 - Freehold**

- One bedroom mid terraced house
- First floor bathroom
- Gas combination boiler
- Two dedicated car parking spaces
- Enclosed rear garden, EPC - C / Council tax - B
- Ideal first time or investment purchase



## DESCRIPTION

Offered for sale with no ongoing chain a one bedroom mid terraced house situated on a quiet development of similar style properties within the village location of Bryncethin which has quick and easy access to the M4 corridor and McArthur Glen Designer Outlet. This property would make an ideal first time or investment purchase.

## ENTRANCE

Via PVCu door with frosted glass panel into the lounge.

## LOUNGE (14' 0" x 11' 9") or (4.27m x 3.57m)

Stippled and coved ceiling with ceiling light, smoke detector, wall mounted high rise electric box, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property. Open staircase leading to the first floor, serving hatch into the kitchen and fitted carpet.

## KITCHEN (11' 8" x 7' 10") or (3.56m x 2.40m)

Stippled ceiling, emulsioned walls, radiator, PVCu double glazed window to the rear of the property and PVCu door with frosted glass panel leading out to the rear patio. The kitchen comprises a range of wall and base units with coordinating work surface, stainless steel inset sink with drainer and mixer tap. Space for fridge/freezer, gas hob and oven with overhead extractor hood and space and plumbing for automatic washing machine. Vinyl flooring in wood effect.

## LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Stippled ceiling with ceiling light, emulsioned walls and fitted carpet.

## BEDROOM (12' 11" x 8' 7") or (3.93m x 2.62m)

Stippled ceiling with ceiling light and loft access, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

## BATHROOM (9' 10" x 4' 10") or (2.99m x 1.47m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls with tiling to splash back areas and respertex panelling to the bath and shower areas. Radiator, PVCu frosted double glazed window overlooking the rear of the property, vinyl flooring in wood effect and built in storage cupboard housing a wall mounted gas fired boiler. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead rainfall shower and glass shower screen.

## OUTSIDE

Enclosed rear garden bound by panel fencing, area laid to patio with steps leading to an area laid to lawn.


Open plan front garden laid to lawn with steps leading to the front door.

## NOTE

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



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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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