



Rowans Lane, Bryncethin, Bridgend County.  
CF32 9LQ

£120,000



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

One bedroom mid terrace house comprising lounge,  
kitchen/breakfast room, bedroom, bathroom,  
ENCLOSED REAR GARDEN and OFF ROAD PARKING.  
Ideal buy to let or first time purchase. Sold with NO  
ONGOING CHAIN.

£120,000

- One bedroom mid terrace house
- Modern high gloss cream kitchen
- Good sized double bedroom
- Gas fired combination boiler
- Off road parking to the front/ No ongoing chain
- Enclosed rear garden/ EPC - C , Council tax band - D



## DESCRIPTION

Introducing this well maintained and well presented one bedroom mid terrace property located within the popular cul de sac of Rowans Lane in Bryncethin. The property is situated giving easy access to the M4 at junction 36 as well as the Princess Of Wales Hospital, McArthur Glen retail and park and is within an 8 minute drive of Bridgend town centre giving access to the main line train station. The property benefits from gas fired combination boiler, enclosed rear garden, off road parking and is sold with no ongoing chain. Ideal rental investment or first time purchase.

## ENTRANCE

Via part glazed timber front door into the lounge.

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

Central light fitting, coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front, skirting and laminate floor. Stairs leading to first floor. Door way through to kitchen.

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

Overlooking the rear garden via PVCu double glazed window and a part glazed PVCu door. Central spot lights, emulsioned walls, skirting and a tile effect vinyl floor. A range of low level and wall mounted kitchen units in cream with brushed chrome handles and a complementary roll top work surface. Inset sink with swan neck tap, drainer and tiled splash back area. Integrated electric oven with ceramic hob, overhead extractor hood and stainless steel splash back plate. Plumbing for automatic washing machine. Space for fridge/freezer.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade.

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

Overlooking the front via PVCu double glazed window with a fitted Venetian blind, curtain pole and curtains, coved ceiling, access to loft, emulsioned walls, fitted storage, skirting and fitted carpet.

## BATHROOM

PVCu frosted glazed window to the rear, central light fitting, emulsioned walls, wall mounted cabinet, skirting and vinyl flooring. Three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap and over bath shower attachment, side glazed shower screen. Fitted storage cupboard housing Ideal logic combi 24 gas fired combination boiler.

## OUTSIDE


Enclosed rear garden laid to patio with a small area of lawn with mature trees and shrubs. To the front of the property there is a concrete driveway and an areas of decorative stone with central pathway through 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>		91
(69-80) <b>C</b>	73	
(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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