

Payton  
Jewell  
Caines



Tynton Road, Bridgend, Bridgend County.  
CF31 4JF

£195,000

**PJC** PAYTON  
JEWELL  
CAINES



# Tynton Road, Bridgend, Bridgend County. CF31 4JF

Traditional three bedroom semi detached house comprising entrance hall, TWO RECEPTION ROOMS plus dining room, downstairs shower room and family bathroom to the first floor, good size landscaped rear garden and OFF ROAD PARKING to the front. Easy walking distance of Bridgend town centre.

£195,000 - Freehold

- Traditional three bedroom semi detached house
- Walking distance of Bridgend town centre
- Three reception rooms
- Off road parking to the front
- Landscaped enclosed rear garden
- EPC - C / Council tax - D





## DESCRIPTION

Introducing this three bedroom semi detached house situated within easy walking distance of Bridgend town centre offering commuters less than a 10 minute walk to the train and bus stations. The property benefits from two reception rooms, good size rear garden and off road parking to the front. Ideal first time purchase. Viewing recommended.

## ENTRANCE

Via part glazed and frosted PVCu front door into the entrance hall.

## ENTRANCE HALL

Plastered, emulsioned and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting, radiator and fitted carpet. Stairs leading to the first floor and built in storage housing the combination gas boiler.

## LOUNGE (11' 9" max x 10' 9" max) or (3.58m max x 3.27m max)

Papered and coved ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed bay window overlooking the front of the property.

## RECEPTION 2 (11' 4" max x 10' 2" max) or (3.46m max x 3.10m max)

Plastered, emulsioned and coved ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet and radiator. Opening into the dining room.

## DINING ROOM (10' 0" x 8' 1" or (3.06m x 2.46m)

Plastered, emulsioned and coved ceiling with centre light, plastered and emulsioned walls, skirting and a continuation of the fitted carpet, radiator and PVCu double glazed sliding door leading to the rear garden.

## DOWNSTAIRS SHOWER ROOM (2' 9" x 8' 11" or (0.85m x 2.71m)

PVCu cladding to the ceiling with centre pendant light, aqua panels around the shower, remainder walls are plastered and emulsioned. Skirting, tiled flooring, radiator and PVCu frosted double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. wall mounted wash hand basin with chrome taps and overhead chrome shower with chrome mixer.

## KITCHEN (13' 0" x 6' 7" or (3.97m x 2.0m)

Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. Radiator, PVCu double glazed windows overlooking the side and rear garden and PVCu double glazed door leading to the rear garden. The kitchen comprises a range of wall and base units in shaker oak with complementary roll top worktops, inset stainless steel sink with chrome mixer tap, space for washing machine, freestanding gas cooker, fridge/freezer and washing machine or tumble dryer.

## LANDING

Via stairs with fitted carpet and spindle balustrade. Plastered, emulsioned and coved ceiling with centre pendant light and loft access, plastered and emulsioned walls, skirting and a continuation of the fitted carpet.



## **FAMILY BATHROOM (6' 2" x 5' 7") or (1.87m x 1.69m)**

Plastered and emulsioned ceiling with centre light, extractor fan, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. Radiator and PVCu frosted double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and bath with chrome overhead shower and mixer tap. Wall mounted mirror.

## **BEDROOM 1 (10' 10" max x 10' 10" max) or (3.31m max x 3.29m max)**

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

## **BEDROOM 2 (10' 11" x 10' 1") or (3.34m x 3.07m)**

Plastered, emulsioned and covered ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator.

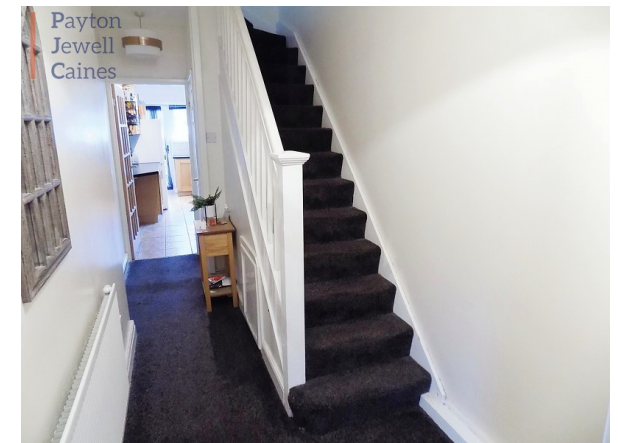
## **BEDROOM 3 (7' 10" x 5' 6") or (2.40m x 1.68m)**

Plastered, emulsioned and covered ceiling with centre spot lights, plastered and emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property.


## **OUTSIDE**

Driveway parking to the front of the property for two vehicles, gate leading to the side and rear of the property and overhead canopy.

Landscaped enclosed and low maintenance rear garden laid to patio slabs, area of artificial lawn and raised wooden decked area to the rear. Space for small shed, outside tap and access to the front of the property.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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		
<b>England, Scotland &amp; Wales</b>	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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