

Payton
Jewell
Caines



Meadow Rise, Brynna, Pontyclun, Rhondda
Cynon Taff. CF72 9TD

£184,950



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Two bedroom semi detached house comprising entrance hall, lounge, kitchen/diner, two good sized bedrooms, family bathroom, front and rear gardens and OFF ROAD PARKING. Viewing recommended.

£184,950 - Freehold

- Two bedroom semi detached house
- Open plan kitchen/diner
- First floor bathroom
- Two good size bedrooms
- Enclosed rear garden and off road parking
- EPC - D/ Council tax - B



DESCRIPTION

Introducing this two bedroom semi detached house comprising entrance hall, lounge, kitchen/diner, two good sized bedrooms, family bathroom, front and rear gardens and OFF ROAD PARKING.

Brynna is a small village between Pencoed and Llanharan boasting wonderful local countryside walks and home to a local pub and primary school. Viewing recommended.

ENTRANCE

Via PVCu door with glazed window into the entrance hall.

ENTRANCE HALL

Papered walls, vinyl flooring slate effect, door leading into the lounge.

LOUNGE (14' 10" max x 10' 8" max) or (4.53m max x 3.24m max)

Coved ceiling, emulsioned walls, skirting, fitted carpet, PVCu double glazed bay window overlooking the front of the property and radiator. Chimney breast with feature electric fireplace. Door leading into inner hallway.

INNER HALLWAY

Storage area housing the gas boiler, power for additional white goods and access to the kitchen. Emulsioned walls, power and ceramic tiled flooring.

KITCHEN/DINER (13' 11" x 6' 10") or (4.24m x 2.09m)

Artexed and coved ceiling, part emulsioned / part tiled walls, radiator, a continuation of the ceramic tiled flooring and PVCu double glazed door leading to the rear garden. A range of base and wall units with black complementary roll top work surface housing a single bowl sink with mixer tap. Space for gas cooker, under counter fridge, washing machine and tumble dryer.

LANDING

Coved ceiling with centre pendant light and loft access, papered walls, PVCu double glazed window overlooking the side of the property.

BEDROOM 1 (14' 0" x 9' 5") or (4.27m x 2.87m)

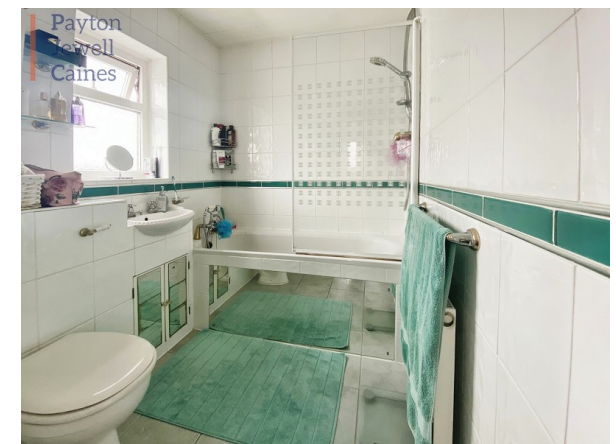
Coved ceiling, emulsioned walls, skirting, radiator and fitted carpet. Two PVCu double glazed windows overlooking the lovely views to the front of the property.

BEDROOM 2 (12' 9" x 8' 1") or (3.88m x 2.47m)

Coved ceiling, papered walls, skirting, fitted carpet, PVCu double glazed window to the rear of the property and radiator. Fitted wardrobes with sliding doors.

FAMILY BATHROOM (6' 7" x 5' 6") or (2.01m x 1.67m)

Wooden tongue and groove ceiling with ceiling light, tiled walls with feature border and radiator. Built in w.c. with vanity wash hand basin and bath with chrome mixer shower tap and overhead shower. Non slip floor tiles.



OUTSIDE

The front of the property is laid to lawn with a tarmac driveway parking for 3/4 cars. Access to the garage with power and side gate leading to the rear garden.

Enclosed rear garden bound by brick and fencing, tiered garden on four levels, the first tier is laid to gravel with decked steps leading to the second tier which is laid to Astroturf and steps leading to further areas laid to turf with raised borders. Outside lighting.


NOTE

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



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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

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