

Payton  
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Brynglas Terrace, Pyle, Bridgend County.  
CF33 6AG

£285,000



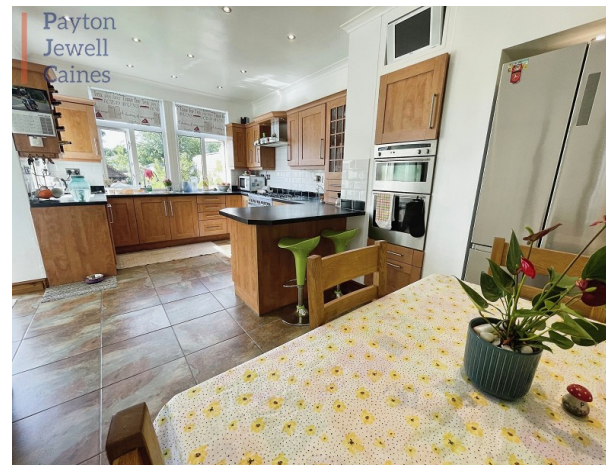


# Brynglas Terrace, Pyle, Bridgend County. CF33 6AG

Well presented three bedroom semi detached property comprising entrance hall, lounge, open plan kitchen/diner, ground floor and first floor bathroom, larger than average enclosed rear garden, off road parking and detached tandem garage. Early viewing highly recommended. Lovely family home!

£285,000 - Freehold

- Three bedroom semi detached house
- Open plan kitchen/diner
- Bathroom to the ground and first floor
- Enclosed rear garden
- Driveway parking and tandem garage
- EPC - D / Council tax - D





## DESCRIPTION

Introducing this spacious three bedroom semi detached house situated in the sought after location of Pyle. The property is within easy access of J37 of the M4 corridor, travel links and Bridgend town centre. The property benefits from PVCu double glazing, gas central heating, front and rear gardens, driveway parking and single garage. Internal viewing highly recommended.

## ENTRANCE

Via PVCu decorative frosted double glazed door into the welcoming entrance hall.

## ENTRANCE HALL

Skimmed and coved ceiling, emulsioned walls, tiled flooring, radiator, staircase to the first floor with fitted carpet and under stairs pull out shoe storage. All doors leading off.

## LOUNGE (21' 8" x 12' 6") or (6.60m x 3.81m)

Open plan lounge finished with skimmed and coved ceiling, emulsioned walls with feature papered wall, two radiators and laminate flooring. The focal point of the room is the fire surround housing a feature log basket. Two PVCu double glazed windows to front of property one set within bay.

## OPEN PLAN KITCHEN/DINER (19' 1" x 10' 5") or (5.82m x 3.18m)

Skimmed and coved ceiling with inset ceiling lights, emulsioned walls with tiling to the splash back areas and tiled flooring. A range of modern wall and base units with complementary work surfaces. Range gas cooker and separate wall mounted electric oven. Ample space for dining furniture. Door leading to the walk in pantry with ample shelving. Two PVCu double glazed windows and door leading to the rear garden. Door leading to the downstairs bathroom.

## DOWNSTAIRS BATHROOM (6' 11" x 5' 9") or (2.11m x 1.75m)

Skimmed ceiling, fully tiled walls and tiled flooring, Three piece suite in white comprising low level w.c. wash hand basin set within vanity unit and panelled bath with overhead electric mains fed shower with shower screen. Door leading into a storage area.

## LANDING

Skimmed and coved ceiling, emulsioned walls, laminate flooring and PVCu double glazed window to the side of the property. Doors leading off.

## BEDROOM 1 (15' 2" x 10' 1") or (4.62m x 3.07m)

Skimmed and coved ceiling, emulsioned walls with one feature papered wall, radiator, laminate flooring, PVCu double glazed window set within bay to the front of the property boasting spectacular views over playing fields.

## BEDROOM 2 (11' 4" x 10' 11") or (3.45m x 3.33m)

Skimmed and coved ceiling, emulsioned walls with one feature papered wall, laminate flooring, radiator and PVCu double glazed window to the front of the property boasting spectacular views over the surrounding area.



### **BEDROOM 3 (9' 1" x 8' 2") or (2.77m x 2.49m)**

Skimmed and coved ceiling, access into attic via pull down ladder which is boarded and insulated with power and light, emulsioned walls with one feature papered wall, laminate flooring, door leading into storage cupboard housing the combination boiler and PVCu double glazed window to the rear of the property.

### **FAMILY BATHROOM (6' 11" x 5' 4") or (2.11m x 1.63m)**

Skimmed ceiling with inset ceiling lights, fully tiled walls and tiled flooring, PVCu frosted double glazed window to the rear of the property and radiator. Three piece suite in white comprising low level w.c. pedestal wash hand basin and shower cubicle with mains fed shower.

### **OUTSIDE**

Larger than average rear garden enclosed and bounded by wall, laid to lawn with shrub borders and children's play wood cabin. Large paved sun dial patio ideal for garden furniture. Further brick storage with power installed measuring 9.91m x 4.55m.

Tandem garage with up and over doors, electric installed and courtesy French doors and windows to the rear garden.

The front garden is enclosed and bounded by wall with attractive wrought iron fencing and double wrought iron gates leading to off road parking for several vehicles leading to the single garage.

### **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](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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