

Payton  
Jewell  
Caines



Manor Park, Brynna, Bridgend County.  
CF35 6PE

£285,000

**PJC** PAYTON  
JEWELL  
CAINES

# Manor Park, Brynna, Bridgend County. CF35 6PE

Flexible semi detached house in a quiet cul-de-sac in Brynna comprising entrance hall, through lounge / diner, kitchen/breakfast room, utility, wc, reception 3 / bedroom 4. On the first floor are 3 bedrooms and a good size bathroom with stairs to the loft conversion and wc. Ideal for a growing family. NO ONWARD CHAIN.

£285,000 - Freehold

- Flexible semi detached with up to four reception rooms
- Open plan through lounge/diner
- Three/four bedrooms/ EPC - D, Council tax band - D
- Catchment area of Y Pant Comprehensive
- Modern fitted kitchen and bathroom
- Enclosed front and rear gardens
- NO ONWARD CHAIN



## DESCRIPTION

The property is situated within a quiet cul-de-sac in the village of Brynna which lies to the east of Pencoed. There is a local primary school, public houses and convenience stores within the village itself and this location also falls within the catchment area of Y Pant Comprehensive school.

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## ENTRANCE

Via part glazed front door (feature stained glass) with glazed side panels into the entrance hall finished with coved ceiling, central light fitting, emulsioned walls with a half height feature dado rail, radiator cover to remain, skirting and a wood effect floor.

## LOUNGE (11' 6" x 13' 7") or (3.50m x 4.15m)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, central light pendant, emulsioned walls, matching wall lights, skirting and wood effect laminate floor. Central fireplace with marble hearth, back plate and painted wooden mantel. Space for electric fire only. Square arch way through into the dining.

## DINING AREA (11' 0" x 9' 6") or (3.35m x 2.90m)

Overlooking the rear via PVCu double glazed sliding patio doors and finished with emulsioned and coved ceiling, emulsioned walls, skirting and a continuation of the laminate floor.

## KITCHEN (11' 2" x 8' 6") or (3.40m x 2.60m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling, central spot lights, emulsioned walls with ceramic tiles to the splash back, skirting and ceramic tiles to the floor. A range of low level and wall mounted shaker style units in french navy with brushed bronze handles and a complementary roll top work surface. Inset one and a half basin sink with mixer tap and drainer. Range cooker to remain with feature glass splash back and an integrated extractor. Integrated dishwasher. Small breakfast bar and shelves to remain. Under stair pantry space. Square arch way through to reception 3/cwtch.

## RECEPTION 3 / CWTCH (15' 1" x 6' 5") or (4.60m x 1.95m)

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, PVCu part frosted glazed doors leading out to the rear lean to with a window to the side, skirting and a continuation of the ceramic tiles to the floor.

## LEAN-TO

Polycarbonate roof, part frosted glazed PVCu door leading the rear garden. Space for American style fridge/freezer and ample space for boots, shoes and coats. Door through to utility.

## UTILITY

Low level and wall mounted kitchen units in cream with brushed chrome handles and laminate splash back. Plumbing for automatic washing machine and space for tumble dryer. Door through to downstairs WC.



## DOWNSTAIRS W.C.

Emulsioned and coved ceiling, laminate floor. Two piece suite in white comprising WC and a corner wash hand basin with ceramic tiles to the splash back.

## RECEPTION 4 / BEDROOM (13' 1" x 7' 9") or (4.00m x 2.35m)

Overlooking the garden via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling, two matching pendant lights, emulsioned walls, skirting and laminate floor.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window on the half landing.

## BATHROOM

PVCu frosted glazed window with a fitted roller blind to the rear, emulsioned ceiling with central spot lights, emulsioned walls, wall mounted heated chrome towel rail, skirting and wood effect vinyl floor. Four piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, quadrant style shower cubicle with fully glazed doors housing a plumbed shower with a hand attachment and rainwater head, freestanding slipper bath with chrome floor mounted mixer tap.

## BEDROOM 2 (11' 8" x 10' 10") or (3.55m x 3.30m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## BEDROOM 1 (13' 11" x 10' 8") or (4.25m x 3.25m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling, papered walls, skirting and fitted carpet.

## BEDROOM 3 (8' 2" x 7' 7") or (2.50m x 2.30m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned walls, skirting and fitted carpet.

## SECOND FLOOR LANDING

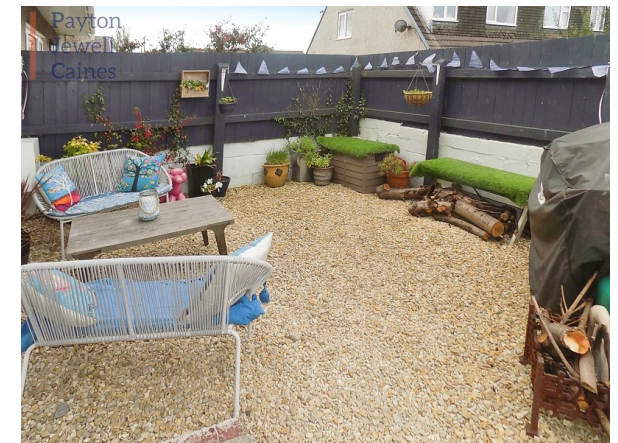
Via stairs with fitted carpet and a wooden balustrade.

## W.C.

Sloping emulsioned ceiling and walls, wall mounted extractor and vinyl flooring. Two piece suite in white comprising WC and a wash hand basin with mixer tap and storage below.

## LOFT ROOM (11' 6" x 11' 0") or (3.50m x 3.35m)

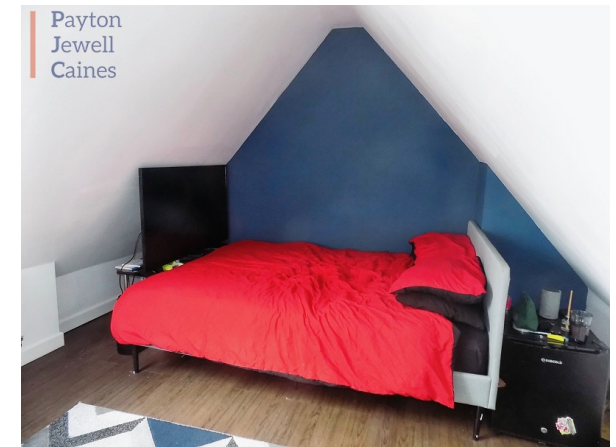
Double glazed Velux sky light with fitted concertina blind, central spot lights, emulsioned ceiling and walls, skirting and a laminate floor.



## OUTSIDE


Enclosed rear garden laid to patio, artificial grass and a rear area of decorative stone. Outside tap.

Enclosed front garden laid to decorative stone with a side driveway and timber storage shed to remain with power and light.



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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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