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Jewell
Caines



Pugsley Gardens, Bryncethin, Bridgend
County. CF32 9DX

£210,000



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Well presented three bedroom semi detached house comprising entrance hall, lounge, dining room, kitchen, family bathroom, enclosed rear garden and off road parking to the front. IDEAL FIRST TIME PURCHASE.

£210,000 - Freehold

- Three bedroom semi detached house
- Well presented throughout
- Enclosed rear garden
- Off road parking to the front
- Gas fired combination boiler
- Ideal first time purchase
- EPC - D / Council tax - C



DESCRIPTION

Well presented three bedroom semi detached house comprising entrance hall, lounge, dining room, kitchen, family bathroom, enclosed rear garden and off road parking to the front. IDEAL FIRST TIME PURCHASE.

Pugsley Gardens is located within the heart of Bryncethin and within easy walking distance of the local Bryncethin Primary School and Ynysawdre secondary School. The M4 at Junction 36 is within a 5 minute drive as well local retail stores and cafes.

Key features

- Two reception rooms
- Good size rear garden
- Driveway parking

ENTRANCE

Via part glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls with one feature wood panelled wall, ceramic tiled flooring, under stairs storage, radiator and frosted PVCu double glazed window to the front of the property. Doorway through to the dining room.

DINING ROOM (13' 1" max x 12' 6") or (4.00m max x 3.80m)

Overlooking the front of the property via PVCu double glazed bow window with a deep PVCu sill and PVCu double glazed panel to the side and finished with emulsioned and coved ceiling, emulsioned walls with one feature painted wall and wood effect flooring. Square archway through to the lounge.

LOUNGE (12' 6" x 12' 6") or (3.80m x 3.80m)

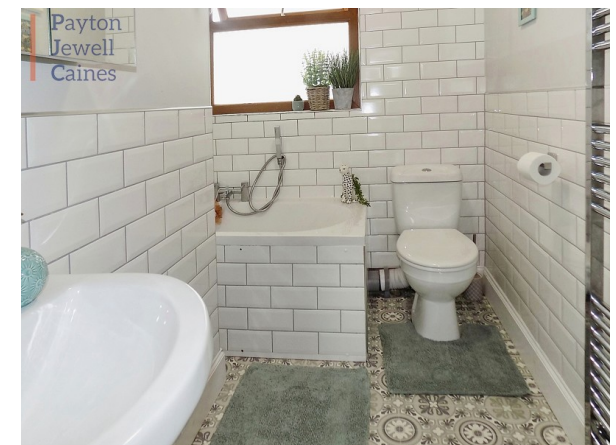
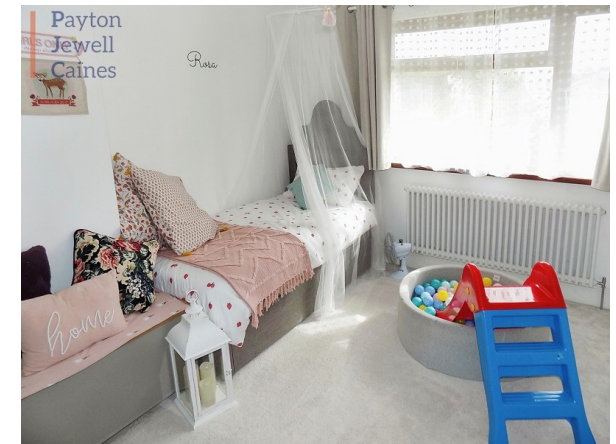
Overlooking the rear via PVCu double glazed sliding patio doors and finished with emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet. Feature fireplace with room for a recessed electric fire with brick effect to the recess, oak mantle and ceramic hearth.

KITCHEN (12' 2" x 7' 7") or (3.70m x 2.30m)

Dual aspect natural light via PVCu double glazed window to the side and part frosted glazed PVCu door leading out to the rear garden and finished with emulsioned ceiling with feature LED spot lights, emulsioned walls, skirting, tile effect vinyl flooring and serving hatch leading through to the lounge. A range of low level and wall mounted kitchen units in cream with solid wood roll top work surface and ceramic tiles to the splash backs. Inset Belfast sink with mixer tap, integrated fridge and freezer and dishwasher. Plumbing for automatic washing machine, integrated electric oven with four gas ring hob and overhead extractor hood. Wall mounted Ideal Logic combi 30 gas fired boiler.

LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu frosted glazed window on the half landing and access to loft storage via a pull down ladder. Access into the bathroom.



BATHROOM

PVCu frosted glazed window to the front, emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting and tile effect flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap, shower hand attachment and plumbed shower with a rainwater head. Heated chrome towel rail.

BEDROOM 1 (12' 8" x 11' 10") or (3.85m x 3.60m)

Overlooking the front via PVCu double glazed window and a frosted PVCu glazed panel to the side, emulsioned ceiling and walls with two feature papered walls and one wood panelled wall, skirting and fitted carpet.

BEDROOM 2 (12' 4" x 11' 6") or (3.75m x 3.50m)

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

BEDROOM 3 (8' 10" x 9' 0") or (2.70m x 2.75m)

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


OUTSIDE

Enclosed rear garden laid to patio and lawn with an area of chipped bark and central pathway. Brick built storage and side access to the front of the property.

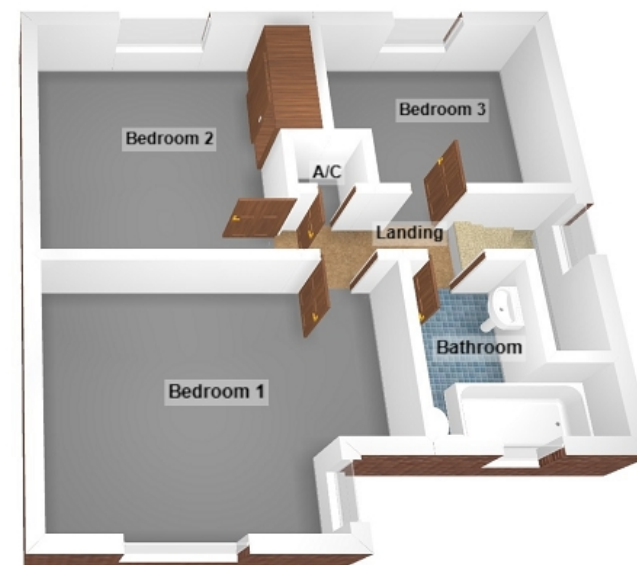
Enclosed front garden laid to two tiers of pressed concrete and two raised beds and a pressed concrete driveway for off road parking.



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.



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