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Hawthorn Park, Brynna, Pontyclun,  
Rhondda Cynon Taff. CF72 9QZ

Offers Over  
£200,000



# Hawthorn Park, Brynna, Pontyclun, Rhondda Cynon Taff. CF72 9QZ

We are pleased to offer this three bedroom semi detached house situated on a good sized plot in a quiet cul-de-sac location. The property comprises entrance hall, lounge, dining area, kitchen, family bathroom, OFF ROAD PARKING and outbuilding. South facing rear garden backing onto Brynna Woods. Ideal first time purchase. NO ONWARD CHAIN!

## Offers Over £200,000 - Freehold

- Semi detached house in a cul-de-sac location
- Two reception rooms
- Three bedrooms
- South facing rear garden, Driveway for two vehicles
- Council tax band - C - /EPC- D
- No onward chain
- Close to transport links



## DESCRIPTION

We are pleased to offer this three bedroom semi detached house situated on a good sized plot in a quiet cul-de-sac location. The property comprises entrance hall, lounge, dining area, kitchen, family bathroom, OFF ROAD PARKING and outbuilding. South facing rear garden backing onto Brynna Woods. Ideal first time purchase.

Brynna is a small village between Pencoed and Llanharan boasting wonderful local countryside walks and home to a local pub and primary school. This property is within easy reach of amenities and a choice of transport links including M4 and Llanharan Railway Station.

## ENTRANCE HALLWAY

Via part frosted glazed PVCu front door with a side frosted glazed panel into the entrance hall finished with emulsioned artexed ceiling, papered walls, skirting, radiator and laminate flooring.

## LOUNGE (14' 1" x 11' 0") or (4.29m x 3.35m)

Overlooking the front via PVCu double glazed window and finished with emulsioned artexed ceiling, centre ceiling rose, emulsioned walls with feature papered chimney breast, skirting and laminate flooring. Fireplace housing an electric fire.

## DINING ROOM (7' 5" x 7' 0") or (2.26m x 2.13m)

Overlooking the rear via PVCu double sliding doors, emulsioned artexed ceiling and finished with central light and ceiling rose, emulsioned walls, skirting and laminate flooring.

## KITCHEN (9' 1" x 6' 1") or (2.77m x 1.85m)

Overlooking the rear via PVCu double glazed window and part glazed door to the side of the property, tiling to splash back areas and tile effect laminate flooring. A range of low level and wall mounted kitchen units with complementary work surface, inset sink and drainer. Plumbing for washing machine and tumble dryer. Under stair storage housing a full height fridge freezer.

## LANDING

Via stairs with panelled balustrade. Emulsioned artexed ceiling, emulsioned and papered walls, PVCu double glazed window to the side of the property, skirting and fitted carpet. Access to loft storage.

## BEDROOM 1 (13' 0" x 8' 0") or (3.96m x 2.44m)

Overlooking the front via PVCu double glazed window, emulsioned artexed ceiling, emulsioned walls, skirting, radiator and fitted carpet. Fitted storage cupboard housing the gas combination boiler.

## BEDROOM 2 (10' 0" x 8' 0") or (3.05m x 2.44m)

Overlooking the rear of the property via PVCu double glazed window, emulsioned artexed ceiling, emulsioned walls, skirting, radiator and fitted carpet.

## BEDROOM 3 (10' 0" x 5' 1") or (3.05m x 1.55m)

Overlooking the front via PVCu double glazed window, emulsioned artexed ceiling, emulsioned and papered walls, skirting, radiator and laminate flooring. Fitted storage cupboard and wall mounted storage cupboards.



## BATHROOM

PVCu frosted glazed window to the side, part emulsioned walls and tiled splash back, skirting and tile effect vinyl flooring. Three piece suite comprising low level WC, wash hand basin and bath.


## OUTSIDE

Enclosed rear garden laid to patio with steps leading to area laid to lawn and footpath leading to a graveled area at the bottom of the garden with views onto Brynna woods. External brick built storage shed.

Front garden laid to lawn with footpath leading to the front door, tarmac driveway to the side 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)