

Payton
Jewell
Caines



Maes Bryn, Bridgend, Bridgend County.
CF31 4TX

£250,000

PJC PAYTON
JEWELL
CAINES

Maes Bryn, Bridgend, Bridgend County. CF31 4TX

An extended three bedroom semi detached house comprising entrance hall, lounge, dining room, kitchen/diner, downstairs w.c. extension/sun room, shower room, enclosed rear garden, DRIVEWAY PARKING to the front and GARAGE. Viewing recommended.

£250,000 - Freehold

- Three bedroom semi detached house
- Downstairs w.c. and first floor shower room
- Extension / sun room
- Enclosed rear garden
- Driveway parking to the front and integral garage
- EPC - C / Council tax - C



DESCRIPTION

Introducing this extended three bedroom semi detached house situated within a pleasant cul-de-sac in the sought after location of Cefn Glas, within easy walking distance of local Primary (Cefn Glas Juniors and Llangewydd Juniors) and Secondary (Bryntirion) Schools as well as a local bus route. The property benefits from an enclosed rear garden and off road parking. Early viewing highly recommended.

ENTRANCE

Via part panelled / part glazed composite front door into the entrance hall.

ENTRANCE HALL

Stippled ceiling, part emulsioned/part papered walls with dado rail, laminate flooring, radiator, PVCu frosted window to the side of the property and doors leading to the downstairs w.c. and lounge. Stairs leading to the first floor.

DOWNSTAIRS W.C. (6' 7" x 2' 7") or (2.00m x 0.80m)

Stippled ceiling, part emulsioned / part tiled walls, radiator, laminate flooring and PVCu frosted window to the front of the property. Two piece suite comprising low level w.c. and wall mounted wash hand basin with stainless steel taps.

LOUNGE (13' 9" x 10' 6" min) or (4.20m x 3.20m min)

Stippled and coved ceiling, emulsioned walls, fitted carpet, under stairs storage, radiator and PVCu window to the front of the property. Feature brick wall with fireplace, wooden surround with marble hearth and gas fire insert. Opening into the dining area.

DINING AREA (9' 2" x 8' 6") or (2.80m x 2.60m)

Stippled and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu French doors leading to the extension / sun room and door leading into the kitchen/diner.

EXTENSION / SUN ROOM (13' 9" x 6' 7") or (4.20m x 2.0m)

Emulsioned ceiling and walls, PVCu window to the rear of the property and PVCu French doors leading onto the patio area with windows either side. Radiator, tiled effect laminate flooring and ceiling light.

KITCHEN/DINER (15' 9" x 10' 2") or (4.80m x 3.10m)

Stippled and coved ceiling, emulsioned walls with tiling to the splash back areas, tiled flooring, fire door leading into the integral garage, PVCu window overlooking the rear garden and PVCu frosted door leading out to the rear garden. A range of wall and base units with complementary work surfaces housing a one and half bowl sink drainer with stainless steel mixer tap. Integrated dishwasher, under counter fridge and freezer. Breakfast bar, double oven with four ring whirlpool gas burner and extractor hood above.

LANDING

Via stairs with fitted carpet and wooden balustrade, part emulsioned / part papered walls with dado rail and stippled ceiling. Attic access and PVCu frosted window to the side of the property. Doors leading to the shower room, three bedrooms and airing cupboard housing the Worcester boiler.



BEDROOM 1 (12' 2" max x 10' 6" max) or (3.70m max x 3.20m max)

Measurements are to the wardrobes. Stippled ceiling, emulsioned walls, fitted carpet, radiator, built in wardrobes and PVCu window to the front of the property.

BEDROOM 2 (8' 10" x 10' 6") or (2.70m x 3.20m)

Stippled ceiling, emulsioned walls, laminate flooring, radiator and PVCu window overlooking the rear of the property.

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

Stippled ceiling, emulsioned walls, fitted carpet, built in storage, radiator and PVCu double glazed window to the front of the property.

SHOWER ROOM (5' 3" x 5' 7") or (1.60m x 1.70m)

Emulsioned ceiling with spot lights, tiled walls, vinyl tile effect flooring and PVCu window with fitted blind to the rear of the property. Three piece suite comprising w.c. vanity unit housing the wash hand basin with stainless steel mixer tap and matching wall unit and walk in shower with stainless steel rain forest shower head with hand attachment and stainless steel and glass screen. White towel rail radiator.

OUTSIDE

Enclosed rear garden bound by wall and fencing, the patio area can be accessed via the kitchen/diner and the sun room. Outside tap, paved steps leading to the rear of the garden and area laid to lawn with mature shrubs. External electric socket.

Block paved driveway to the front of the property and garage accessed via up and over door.


GARAGE (19' 8" x 7' 7") or (6.00m x 2.30m)

Via door from the kitchen/diner, electric and plumbing for washing machine, tumble dryer and fridge/freezer. Attic space, accessed via up and over door to the front.



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	71	
(55-68) D		
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk