

Payton  
Jewell  
Caines



Bryntirion Close, Bridgend, Bridgend  
County. CF31 4BZ

£435,000

**PJC** PAYTON  
JEWELL  
CAINES



## Bryntirion Close, Bridgend, Bridgend County. CF31 4BZ

Fantastic detached house on a sought after cul-de-sac close to Bridgend town centre and comprising entrance hallway, wc, lounge, open plan kitchen / living / dining room, utility and integral garage. Three double bedrooms with large family bathroom, en-suite shower room and a good size loft conversion which is currently used as a home office. Low maintenance rear garden.

£435,000 - Freehold

- Three/four bedroom detached house
- Cul-de-sac location
- Integral garage and driveway parking
- DOUBLE BEDROOMS / Full roof replaced in 2022
- Open plan kitchen / living / dining room
- Recently fitted gas combi boiler
- FPC - TRC / Council tax - F





## DESCRIPTION

Fantastic detached house on a sought after cul-de-sac close to Bridgend town centre and comprising entrance hallway, wc, lounge, open plan kitchen / living / dining room, utility and integral garage. Three double bedrooms with large family bathroom, en-suite shower room and a good size loft conversion which is currently used as a home office. Low maintenance rear garden.

The property is within easy walking distance of Maes yr Haul Primary school and both Bryntirion and Brynteg Secondary schools as well as Bridgend town centre giving access to the mainline train station and many shops, pubs and restaurants.

### Key Features

Beautifully presented throughout  
Low maintenance rear and front gardens  
Fitted wardrobes to 2 bedrooms  
Large four piece bathroom  
Feature galleried landing

## ENTRANCE

Via part glazed composite front door into the entrance hall.

## ENTRANCE HALL

Papered and coved ceiling, emulsioned walls with one feature papered wall, skirting and maple flooring. Radiator with fitted cover to remain. Fitted storage cupboard and door into the downstairs w.c.

## DOWNSTAIRS W.C.

PVCu frosted glazed window with a fitted roller blind to the front of the property, emulsioned ceiling and walls, skirting and vinyl tiled flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap, vanity shelf and storage below. Wall mounted radiator.

## LOUNGE (16' 3" max x 11' 2" max) or (4.95m max x 3.40m max)

Emulsioned and coved ceiling, emulsioned walls, skirting, radiator and maple flooring. PVCu double glazed bay window overlooking the front with fitted day/night roller blinds.



## OPEN PLAN KITCHEN/LIVING/DINING. (29' 10" x 11' 2") or (9.10m x 3.40m)

Encompassing the entire width of the property the open plan kitchen/living/dining overlooks the rear garden. The kitchen is finished with a PVCu double glazed window with fitted day/night roller blind, emulsioned and coved ceiling with feature suspended ceiling with recessed LED spot lights and chrome surrounds, emulsioned walls, skirting and vinyl tiled flooring. A range of low level and wall mounted handle free high gloss kitchen units in white with quartz work tops and double sink with chefs tap. Induction hob with overhead integrated extractor, double waist height Neff oven, Smeg integrated microwave. Space for high level fridge/freezer and ample space for dining table and chairs. PVCu double glazed French doors with side full height glazed panels overlooking the rear garden.

The living space overlooks the rear garden via PVCu double glazed French doors with full height glazed panels and is finished with emulsioned and coved ceiling, two matching light fittings, emulsioned walls, skirting and maple flooring. Feature recess multi fuel burner, slate hearth

## UTILITY

Wall mounted Veissmann gas combination boiler (installed in 2024), plumbing for washing machine and dishwasher. Courtesy door leading into the integral garage.

## GARAGE (16' 11" x 8' 6") or (5.15m x 2.60m)

PVCu double glazed window to the side and electric roller shutter door to the front. Power and light.

## LANDING

Via stairs with fitted carpet and feature wood and wrought iron balustrade to the first floor gallery landing. Emulsioned and coved ceiling, centre feature light pendant to remain, emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the front with a fitted vertical blind and radiator with cover to remain. Door leading to the loft conversion.

## BEDROOM 1 (11' 0" x 12' 2") or (3.35m x 3.70m)

Overlooking the rear garden via PVCu double glazed window with fitted vertical blind and finished with emulsioned and coved ceiling, emulsioned walls with one feature papered walls, skirting and fitted carpet. Two double fitted wardrobes one with mirrored doors and double doors leading to the en suite shower room.

## EN-SUITE SHOWER ROOM

Central light fitting, emulsioned walls, skirting, vinyl flooring and PVCu frosted glazed window to the side with fitted roller blind. Three piece suite comprising w.c. wash hand basin with chrome mixer tap, vanity shelf and storage below and quadrant style shower cubicle with fully glazed sliding doors housing a plumbed shower with hand attachment and rainwater head and wall mounted heated chrome towel rail. Wall mounted storage cupboard.

## BEDROOM 2 (12' 10" x 11' 0") or (3.90m x 3.35m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with emulsioned and coved ceiling, central light fitting to remain, emulsioned walls, skirting and fitted carpet. A bank of three double fitted wardrobes with central mirrored doors.





### BEDROOM 3 (8' 8" x 11' 10") or (2.65m x 3.60m)

Overlooking the front of the property via PVCu double glazed window with fitted vertical blind and finished with emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet. Fitted storage cupboard and radiator.

### FAMILY BATHROOM

Dual aspect natural light via PVCu double glazed window to the front and to the side both with fitted roller blinds and finished with emulsioned ceiling with recess LED spot lights with brushed chrome surrounds. Emulsioned walls with half height ceramic tiles and LVT flooring. Four piece suite comprising sunken bath with swan neck tap and shower attachment, large walk in shower cubicle housing a plumbed shower with rainwater head and hand attachment, w.c. and counter top wash hand basin with chrome mixer tap, vanity shelf and storage below. Wall mounted heated towel rail.

### LOFT CONVERSION (18' 10" x 10' 6") or (5.75m x 3.20m)

Via stairs with fitted carpet. Overlooking the front via PVCu double glazed windows both with fitted vertical blinds and finished with emulsioned ceiling, central light fitting, emulsioned and papered walls, ethernet connection, skirting and fitted carpet. Recess storage with double hanging rail and radiator.

### W.C.

Central light fitting, emulsioned walls, skirting and vinyl flooring. Two piece suite in white comprising w.c. and wash hand basin. Wall mounted heated chrome towel rail.

### REAR GARDEN

Low maintenance, landscaped rear garden with elevated patio enclosed with balustrade, steps either side leading to further patios and area of artificial grass. Outside tap and double power socket. Water feature with lighting and double socket. Timber storage shed . Covered store and workshop area to the side with power and light.


### DRIVEWAY

Resin driveway suitable for parking up to 4 vehicles. Outside tap.



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