



Hillcrest, Brynna, Pontyclun, Rhondda  
Cynon Taff. CF72 9SJ

£180,000

## Hillcrest, Brynna, Pontyclun, Rhondda Cynon Taff. CF72 9SJ

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, kitchen/dinner, family shower room, OFF ROAD PARKING and garage. South facing rear garden. Ideal first time purchase.

**£180,000 - Freehold**

- Semi detached house in a cul-de-sac location
- Three bedrooms
- South facing rear garden, Driveway for two vehicles
- No onward chain
- Lots of potential to extend
- Close to transport links
- Council tax band - C - /EPC- E



## 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, kitchen/dinner, family shower room, OFF ROAD PARKING and garage. South facing rear garden. 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 PORCH

Via PVCu part glazed door into porch finished with PVCu windows set on dwarf wall, polystyrene tiled ceiling, centre light and ceramic tiled flooring. Louvre doors to storage cupboard. Wooden glazed panelled door leading into the hallway.

### ENTRANCE HALL

Polystyrene tiled ceiling, coving, emulsioned papered walls, consumer unit, skirting, radiator and fitted carpet. Stairs leading to the first floor.

### LOUNGE (14' 3" x 12' 6") or (4.35m x 3.80m)

Skimmed and coved ceiling, centre ceiling rose with pendant, emulsioned papered walls, radiator, large PVCu window overlooking the front of the property, chimney breast with a mock stone effect feature fire with gas back boiler, skirting and pine wood stripped flooring. Louvre door providing access to under stair built in storage.

### KITCHEN/DINER (17' 6" x 7' 5") or (5.33m x 2.26m)

Polystyrene tiled ceiling, coving, emulsioned papered walls and fitted carpet to the dining area, fully tiled walls and wood effect laminate flooring to the kitchen area, large PVCu window overlooking the rear of the property, additional window overlooking the side of the property, PVCu part glazed panelled door leading out to the rear garden. A range of wall and base units with green marble effect roll top work surface. Space for washing machine and cooker. Integrated extractor fan. One and a half bowl sink with chrome mixer tap. Space for freestanding fridge/freezer.

### FIRST FLOOR LANDING

Via stairs. Polystyrene tiled ceiling, access to loft, coving, emulsioned papered walls, radiator, PVCu frosted window overlooking the side of the property and fitted carpet. Doors leading off.

### BEDROOM 1 (11' 7" x 10' 5") or (3.53m x 3.17m)

Measurements into the recess. Skimmed ceiling, emulsioned papered walls, large PVCu window overlooking the front of the property, built in fitted wardrobes, skirting and wood effect laminate flooring. Storage cupboard housing water tank.

### BEDROOM 2 (11' 3" x 10' 5") or (3.42m x 3.17m)

Emulsioned papered ceiling, centre light, emulsioned papered walls, PVCu window overlooking the rear of the property with views over Brynna, radiator, skirting and laminate flooring.



### **BEDROOM 3 (8' 3" x 6' 7") or (2.52m x 2.01m)**

Emulsioned ceiling, emulsioned papered walls, PVCu window overlooking the front of the property, radiator, skirting and oak effect laminate flooring. Built in frame for single bed.

### **SHOWER ROOM (8' 5" x 5' 7") or (2.57m x 1.70m)**

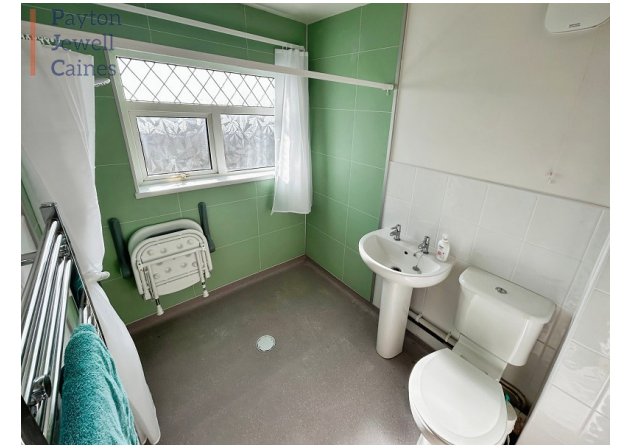
Newly fitted. Skimmed ceiling, ceiling light, part tiled/part emulsioned walls, PVCu frosted window overlooking the rear of the property, chrome towel rail and wet room flooring. Suite comprising white WC, white pedestal sink with chrome taps and electric shower.

### **OUTSIDE**

Enclosed rear garden bounded by feather board fencing, raised area with steps leading down to large patio area with the remainder gently tiered and laid to shale. Wooden gate giving access to the front.


The front is bounded by dwarf block wall, concrete driveway suitable for parking two/three cars. Low maintenance laid to gravel with steps leading to the front door.

### **DETACHED GARAGE**



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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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)