

Payton  
Jewell  
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Heol Canola, Bryncoch, Bryncethin,  
Bridgend County. CF32 9TT

Offers In Region Of  
£275,000

 PAYTON  
JEWELL  
CAINES

## Heol Canola, Bryncoch, Bryncethin, Bridgend County. CF32 9TT

Three bedroom DETACHED house comprising lounge/  
diner, kitchen/breakfast room, lean-to, bathroom, two  
double and one single bedroom, great sized enclosed  
rear garden, AMPLE OFF ROAD PARKING and GARAGE.  
Viewing Recommended.

### Offers In Region Of £275,000 - Freehold

- Three bedroom detached house
- Utility space / conservatory / sun room
- Great sized plot with enclosed and private rear garden
- Gas combination boiler
- Off road parking/ Garage
- EPC - C, Council tax band - D



## DESCRIPTION

Introducing this three bedroom detached house offering two double bedrooms, one single, lounge/diner, kitchen/breakfast room, stairs leading to loft storage, good sized enclosed rear garden, ample off road parking and garage. Viewing recommended.

## ENTRANCE

Via part frosted glazed PVCu door into the entrance hall finished with textured and coved ceiling, centre pendant light, ceiling rose, smoke alarm, emulsioned walls, picture rail, radiator, skirting and wood effect laminate flooring. Stairs leading to the first floor. Door to under stairs storage cupboard that was previously a downstairs WC.

## LOUNGE/DINER (21' 11" x 13' 4") or (6.67m x 4.06m)

Textured and coved ceiling, two centre fan lights, ceiling rose, emulsioned walls with dado rail, PVCu double glazed box bay window overlooking the front of the property, additional PVCu double glazed window overlooking the front of the property both with wooden shutters to remain, radiator, log burner, skirting and wood effect LVT flooring.

## KITCHEN (11' 1" x 10' 10") or (3.38m x 3.30m)

Emulsioned and coved ceiling with sunken chrome spot lights, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, radiator, skirting and tiled flooring. A range of wall and base units in a cream gloss slab effect with complementary slate effect laminate work surface. Integrated appliances to include induction oven, four ring electric hob with overhead glass and chrome extractor fan, microwave, dishwasher and under counter fridge. Inset one and a half black resin sink with black mixer tap.

## CONSERVATORY/SUN ROOM (11' 9" x 7' 10") or (3.59m x 2.38m)

Part Perspex /part PVC tongue and groove panelled roof, centre fan light, textured walls, glazed units set on dwarf wall, PVCu frosted double glazed door leading to rear garden, radiator, skirting and grey wood effect lino flooring. Space for freestanding fridge and freezer. Opening into utility space.

## UTILITY (2' 9" max x 8' 5" max) or (0.83m max x 2.56m max)

Wood clad ceiling, centre strip light, textured walls and LVT flooring. Space and plumbing for washing machine and tumble dryer. Further work top space and shelving. Gas combination boiler.

## FIRST FLOOR LANDING

Via stairs with spindle handrail and fitted carpet. Access into attic. Textured and coved ceiling, centre pendant light, ceiling rose, emulsioned walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

## BEDROOM 1 (11' 11" x 11' 3") or (3.62m x 3.42m)

Emulsioned and coved ceiling, centre fan light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front of the property with fitted wooden shutters to remain, radiator, built in wardrobes with hanging rail and shelving, skirting and fitted carpet.



## BEDROOM 2 (11' 11" max x 10' 2" max) or (3.63m max x 3.11m max)

Textured and coved ceiling, centre light, emulsioned walls, two double built in wardrobes, PVCu double glazed window overlooking the front of the property with wooden shutters to remain, radiator, skirting and fitted carpet.

## BEDROOM 3 (8' 11" x 8' 6") or (2.72m x 2.58m)

Textured and coved ceiling, centre pendant light, ceiling rose, emulsioned walls, good sized PVCu double glazed window overlooking the rear of the property with hillside views, radiator, skirting and fitted carpet.

## FAMILY BATHROOM (6' 6" max x 5' 9" max) or (1.99m max x 1.76m max)

PVC tongue and groove clad ceiling, centre light, extractor fan, part PVC tongue and groove wall/part tiled walls, frosted PVCu double glazed window overlooking the rear of the property, chrome towel radiator and wood effect LVT flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and bath with chrome taps, overhead electric and mains showers.

## SECOND FLOOR

Via stairs with fitted carpet.

## ATTIC

Potential to convert to full time usable room subject to planning/building regulations. Velux window and currently boarded. Power and lighting.

## OUTSIDE

Good sized enclosed and private rear garden laid to patio with stepping stones leading to an area of decking. Fenced area with further steps leading down to an area of decorative stone. Outside double power sockets. Outside lighting and outside tap. Side gated access leading to the front of the property.

Off road parking to the front of the property for three vehicles leading to garage. Large area of decorative stone with paving leading to the front door. Outside double power socket.

## GARAGE

Traditional up and over door. Power and light installed.


## NOTE

Solar panels are owned.



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>		81
(69-80) <b>C</b>	70	
(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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