

Payton
Jewell
Caines



Bakers Way, Bryncethin, Bridgend County.
CF32 9PX

£265,000

PJC PAYTON
JEWELL
CAINES

Bakers Way, Bryncethin, Bridgend County. CF32 9PX

Three/ four bedroom semi detached house situated on a corner plot comprising entrance hall, LARGE lounge, NEWLY fitted kitchen, dining room/bedroom four, bedroom one with EN SUITE and dressing area, two further bedrooms, family bathroom, enclosed front, side and rear gardens and SINGLE GARAGE with DRIVEWAY PARKING. Ideal family home. Viewing highly recommended.

£265,000 - Freehold

- Extended family home
- Set on a corner plot
- Fabulous size lounge
- Large master bedroom with ensuite
- Garage and off road parking
- EPC - C/ Council Tax - B



DESCRIPTION

Three/ four bedroom semi detached house situated on a corner plot comprising entrance hall, LARGE lounge, NEWLY fitted kitchen, dining room/bedroom four, bedroom one with EN SUITE and dressing area, two further bedrooms, family bathroom, enclosed front, side and rear gardens and SINGLE GARAGE with DRIVEWAY PARKING. Ideal family home. Viewing highly recommended.

Bryncethin is within close proximity of the M4 corridor, A48, Bridgend town centre and McArthur Glen Designer Outlet. The railway station with links to Swansea and London are within a short distance and also a doctors surgery, post office and local library.

ENTRANCE

Via part glazed composite front door with side panels into the entrance hall.

ENTRANCE HALL

Skimmed and emulsioned ceiling with centre pendant light, papered walls, skirting and marble effect tiled flooring. Doors leading off and stairs leading to the first floor.

DINING ROOM/BEDROOM 4 (10' 4" x 17' 9") or (3.16m x 5.40m)

Emulsioned and papered ceiling with centre pendant light, skimmed and emulsioned walls, skirting, fitted carpet and radiator. Feature chimney breast with marble hearth, back panel and electric fire. Large PVCu windows overlooking the front and rear gardens.

KITCHEN (14' 1" x 17' 9") or (4.30m x 5.40m)

Skimmed and emulsioned ceiling and walls with inset spotlights. Understairs storage cupboard. Newly fitted kitchen in grey shaker style comprising wall and base units with quartz effect worktops housing a stainless steel sink drainer with stainless steel taps and matching up stand. Space for fridge/freezer, cooker and wasing machine. Double French doors leading to a large lounge, PVCu windows overlooking front and rear garden and a single PVCu barn door leading out to the rear garden.

LOUNGE (16' 10" x 17' 9") or (5.14m x 5.40m)

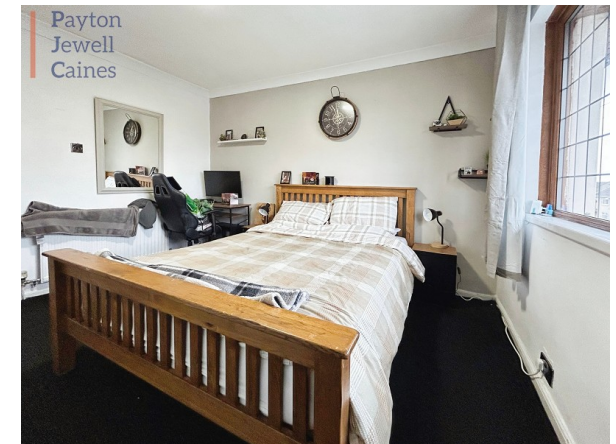
Skimmed ceiling with centre light and emulsioned walls with one feature papered wall, skirting and fitted carpet. Feature log burner with slate hearth, PVCu window overlooking the side garden and PVCu patio doors leading to the front garden.

LANDING

Skimmed and emulsioned ceiling with centre pendant light, loft access, skirting and fitted carpet. Storage cupboard housing a combination boiler and PVCu window overlooking the rear garden and doors leading off.

DRESSING AREA (6' 11" x 9' 1") or (2.10m x 2.76m)

Finished with papered ceiling, skimmed and emulsioned walls, fitted carpet, and ample space for freestanding wardrobes. Archway leading into bedroom one.



BEDROOM 1 (16' 10" x 17' 9") or (5.12m x 5.40m)

Entrance via the dressing area.

The bedroom is finished with skimmed and emulsioned ceiling and walls with centre pendant light, skirting, a continuation of the fitted carpet, radiator and PVCu window overlooking the front of the property. Door leading to en suite.

EN SUITE (7' 6" x 6' 5") or (2.29m x 1.96m)

Skimmed and emulsioned ceiling and walls with inset spotlights, skirting, tiled flooring and PVCu obscured window to the front of the property. Three piece suite comprising low level w.c. wall mounted wash hand basin with chrome mixer tap and storage below and fully tiled shower cubicle with electric shower and glass screen.

BEDROOM 2 (10' 6" x 11' 10") or (3.20m x 3.60m)

Skimmed and emulsioned ceiling with centre pendant light, emulsioned walls, skirting, radiator and fitted carpet. Built in storage and large PVCu window looking overlooking the front of the property.

BEDROOM 3 (10' 0" x 8' 5") or (3.05m x 2.57m)

Skimmed and emulsioned ceiling and walls with centre pendant light, radiator, fitted carpet, built in storage cupboard and PVCu window overlooking the front of the property.

BATHROOM (6' 5" x 6' 10") or (1.95m x 2.09m)

Skimmed and emulsioned ceiling with inset spot lights, fully tiled walls and wood effect laminate flooring. Three piece suite comprising low level w.c. wash hand basin with chrome mixer tap set within a vanity unit and bath with chrome taps and hand held shower attachment. Obscured PVUc window overlooking the rear of the property.

GARAGE

To the side of the property accessed via an up and over door.

OUTSIDE

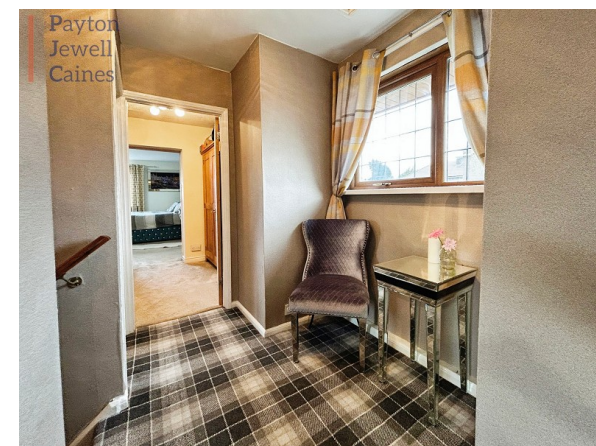
Enclosed front garden with resin path leading to front door, laid to patio with area ideal for planting and shrubbery.

Side garden laid to lawn enclosed via mature hedging, off road parking and access to the garage with metal gate leading to the rear garden.

Good sized enclosed low maintenance rear garden laid to lawn and concrete with wooden shed.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



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		
(69-80) C	69	80
(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

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