

39 Brynteg Avenue, Pyle, CF33 6BD

Offers Over £200,000

Ferriers Estate Agents are delighted to offer for sale this three bedroom, semi-detached property, situated in Pyle, close to all local amenities. Within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and the seaside town of Porthcawl. The accommodation briefly comprises:- entrance porch, hallway, lounge/dining room and kitchen to the ground floor.

Landing, three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, outer building with storeroom, W.C. and a utility room and front, side and rear gardens. There is also potential for off-road parking to the front!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = C.

Council Tax Band = B.

Ground Floor

Entrance Porch 7'6" x 5'8" (2.29 x 1.73)



Via a composite door, skimmed ceiling, skimmed walls, slate effect tiled flooring, radiator, uPVC double glazed window to the front, door into:-

Hallway



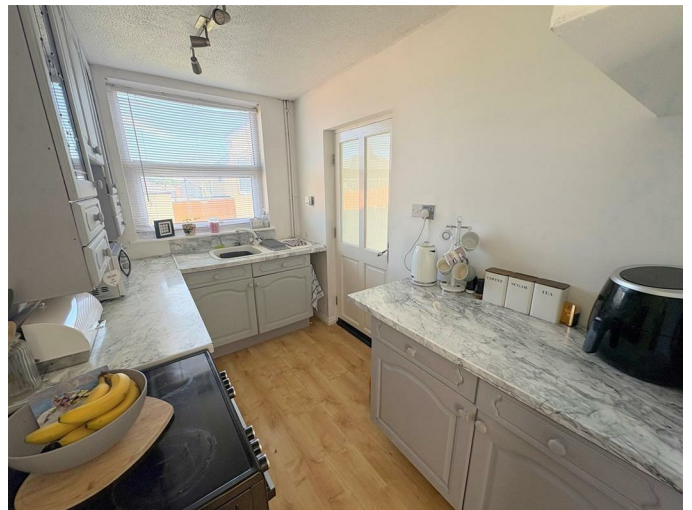
Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase to the first floor, uPVC double glazed window to the side, opening into the kitchen, door into:-

Lounge / Dining Room 23'3" x 12'3" (7.09 x 3.73)



Skimmed ceiling, skimmed walls with feature papered wall, fitted carpet, radiator, two feature fireplace alcoves, uPVC double glazed window to the front, uPVC double glazed door with matching side panel to the rear.

Kitchen 10'1" x 6'4" (3.07 x 1.93)



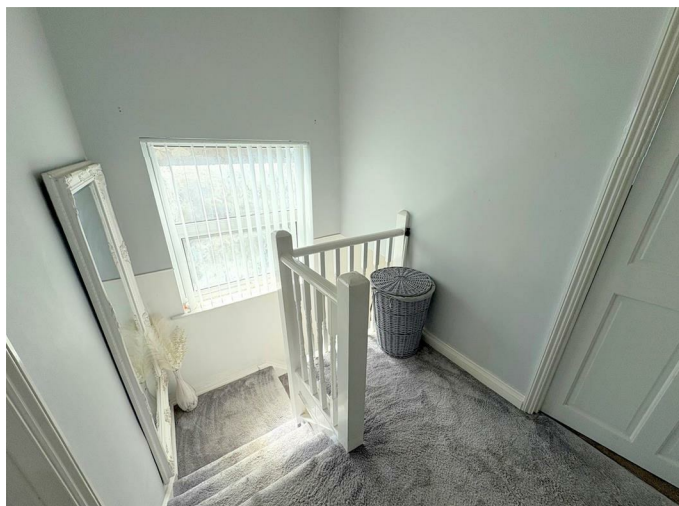
Textured ceiling, skimmed walls, wood effect laminate flooring, a range of wall and base units with complementary work surface housing a ceramic sink/drainage with mixer tap, space for electric cooker with splash back, uPVC double glazed window to the rear, wooden half glazed door into the outer building.

Outer Building 9'4" x 5'4" (2.84 x 1.63)

Outer building with uPVC obscured glazed doors giving access to the front and rear, doors leading off to :- Storage Room (5' 3" x 3' 2") W.C. (4' 10" x 3' 2") Utility Room (9' 4" x 5' 4") Wall and base units with complementary work surface housing a stainless steel sink/drainage, plumbed for automatic washing machine, space for tumble dryer, fridge /freezer, uPVC double glazed window to the side.

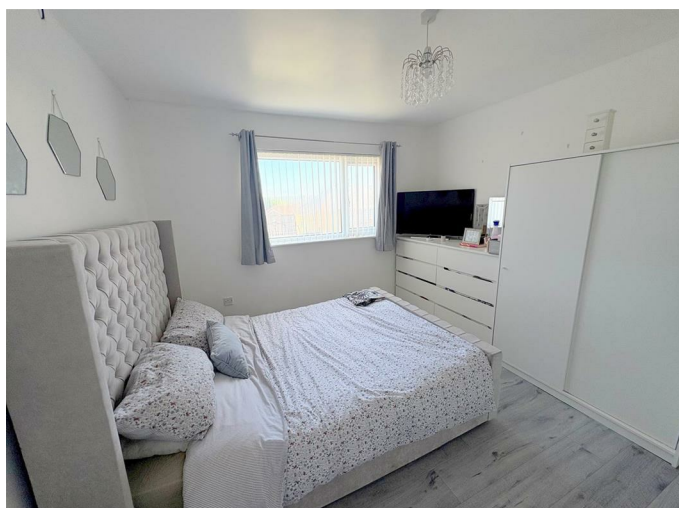
First Floor

Landing



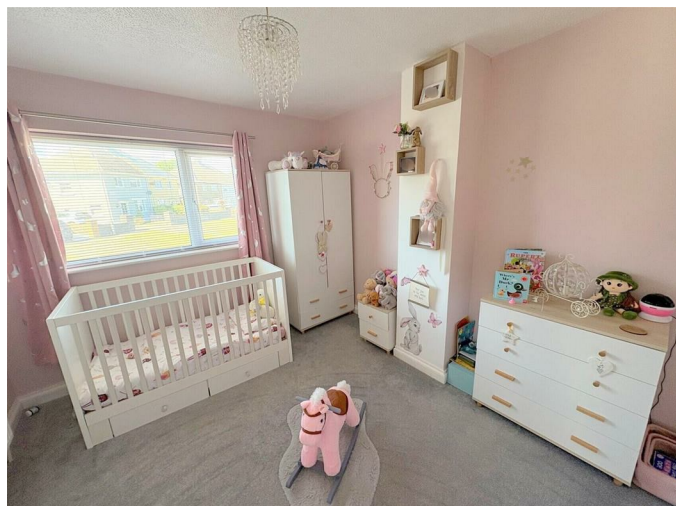
Split level landing with uPVC double glazed window with obscured glass to the side, skimmed ceiling with loft access (combination gas boiler to the loft), skimmed walls, fitted carpet, four doors off:-

Bedroom One 12'0" x 11'1" (3.66 x 3.38)



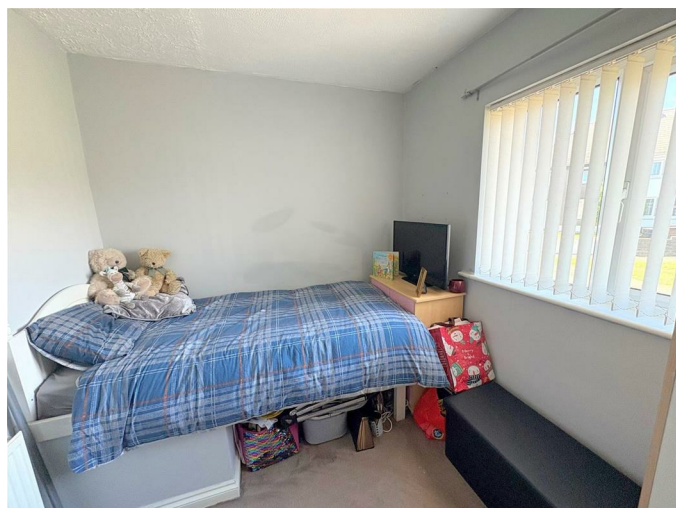
Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bedroom Two 10'11" x 9'10" (3.33 x 3.00)



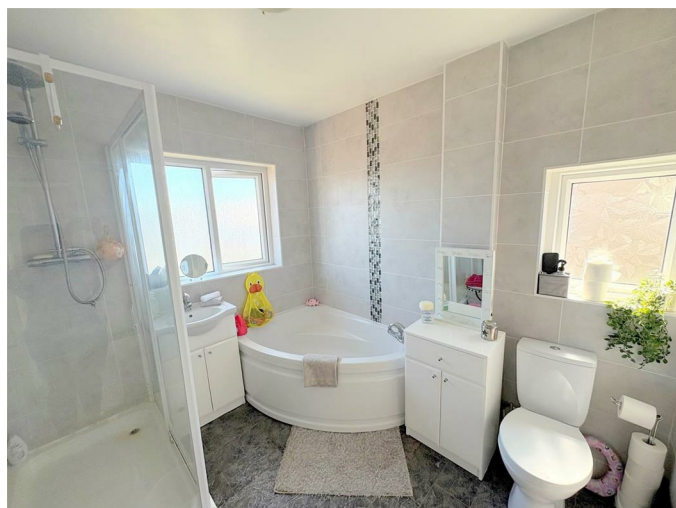
Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 9'0" x 7'8" (2.74 x 2.34)



Textured ceiling, skimmed walls, fitted carpet, radiator, purpose built bed over the stairwell, uPVC double glazed window to the front.

Family Bathroom 8'11" x 7'8" (2.72 x 2.34)



Skimmed ceiling, tiled walls, tile effect vinyl flooring,

chrome heated towel rail, four piece suite comprising vanity wash hand basin, low level W.C., corner bath and shower cubicle with combi shower, uPVC double glazed windows to the side and rear.

Outside

Front Garden



Paved patio area, garden laid to lawn with centre paved pathway leading to a block built storage shed (13' 5" x 9' 11"), outside tap, bordered with wood panelled fencing.

Via wrought iron gates with steps leading down to pathway to property entrance and to the side, garden laid to lawn.

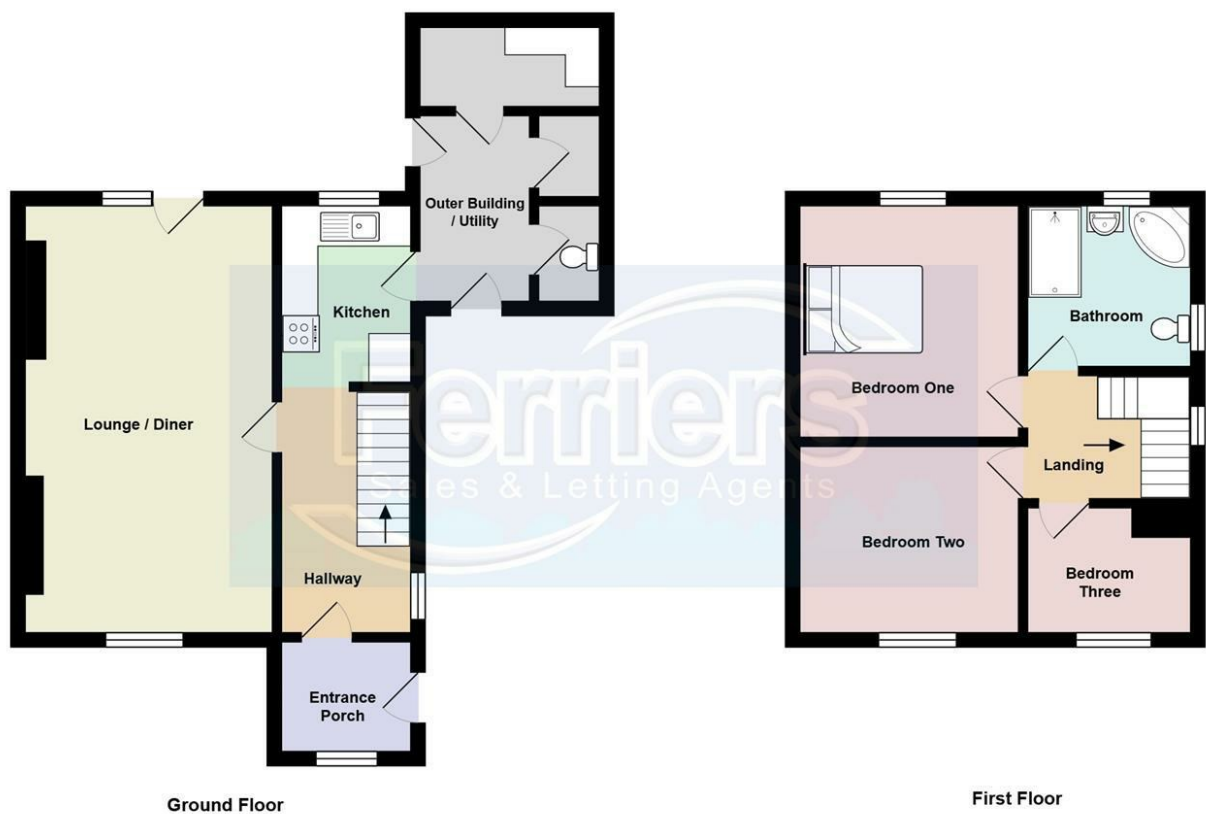
Side Garden



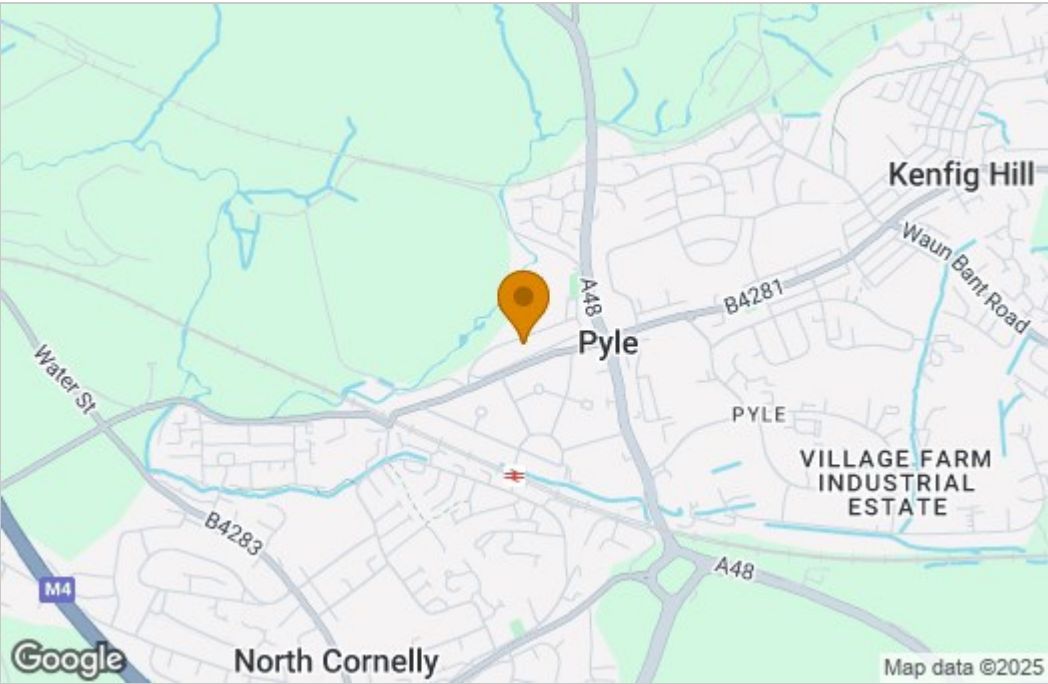
Pathway leading to outer building, garden laid to lawn.

Rear Garden 13'5" x 9'11" (4.09 x 3.02)

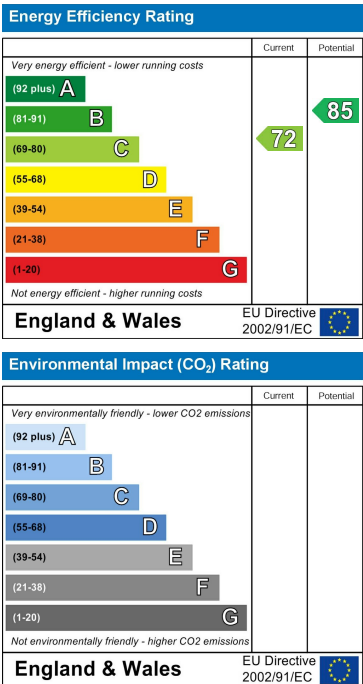
Floor Plan



Area Map



Energy Efficiency Graph



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