

Payton  
Jewell  
Caines



Hawthorn Park, Brynna, Pontyclun,  
Rhondda Cynon Taff. CF72 9QZ

£225,000

**PJC** PAYTON  
JEWELL  
CAINES



# Hawthorn Park, Brynna, Pontyclun, Rhondda Cynon Taff. CF72 9QZ

We are pleased to present this three bedroom semi detached house, situated on a good sized plot in a quiet cul-de-sac location. Property comprising of entrance hall, lounge, kitchen/diner, family bathroom, three bedrooms, OFF ROAD PARKING and GARAGE with power and lighting. Good sized enclosed rear garden. Ideal first time purchase.

**£225,000 - Freehold**

- Three bedroom semi detached house
- Kitchen/diner
- Lounge
- Enclosed rear garden
- Off road parking/ EPC - D, Council tax band - E
- Garage/ 7KW EV charger





## DESCRIPTION

We are pleased to present this three bedroom semi detached house, situated on a good sized plot in a quiet cul-de-sac location. Property comprising of entrance hall, lounge, kitchen/diner, family bathroom, three bedrooms, OFF ROAD PARKING and GARAGE with power and lighting. Good sized enclosed 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. Properties within easy reach and has choice of transport links including M4 and Llanharan railway station.

## ENTRANCE

Via part glazed frosted PVCu front door with PVCu double glazed frosted side panel.

### ENTRANCE HALL (5' 7" x 4' 8") or (1.69m x 1.41m)

Stairs leading to the first floor and doorway leading into the lounge. Emulsioned ceiling with centre pendant light, emulsioned walls, skirting boards, radiator and laminate grey wood effect flooring.

### LOUNGE (15' 0" x 11' 2") or (4.56m x 3.41m)

Textured and coved ceiling with centre pendant light, emulsioned walls with one feature paper wall, radiator, PVCu double glazed window overlooking the front of the property, feature chimney breast, skirting and grey laminate flooring. Doorway leading into kitchen/diner.

### KITCHEN/DINER (14' 5" x 8' 11") or (4.40m x 2.72m)

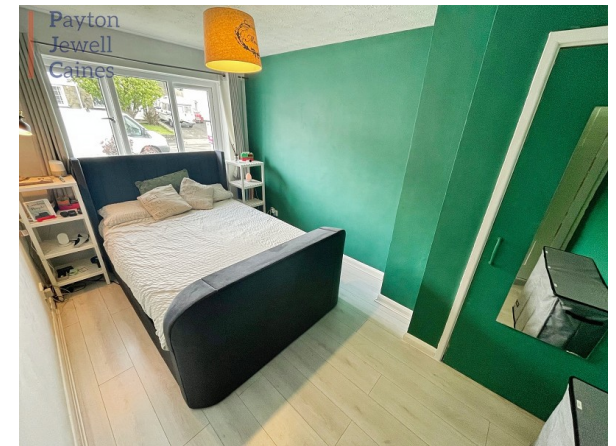
Plastered, coved and emulsioned ceiling with sunken chrome spotlights, emulsioned walls with tiling to splashback areas, tiled flooring with matching up stand skirting boards. A range of base and wall units in shaker style cream with complementary square edge worktop. Inset stainless steel sink with chrome taps. Space for dishwasher, space for freestanding gas oven which will remain. Over head electric black extractor fan, breakfast bar area, built in pantry style cupboard with shelving. Space for good sized family dining table and space for free standing fridge/freezer. PVCu frosted glazed door leading to the side of the property. Two radiators, PVCu double glazed window looking to the rear and PVCu double glazed french doors leading out the rear garden.

## LANDING

Access via stairs in entrance hall with fitted carpet. Doorways leading off to three bedrooms and family bathroom. Textured ceiling with centre light, smoke alarm, access to loft with drop down ladder, part boarding and light, emulsioned walls, skirting and fitted carpet. PVCu double glazed window looking to the side of the property.

### BATHROOM (6' 4" x 5' 7") or (1.92m x 1.71m)

Emulsioned ceiling with sunken chrome spotlight, part emulsioned/part tiled walls and tiled flooring. Three piece suite comprising low level W.C, wall hung vanity sink unit with black mixer tap and large walk-in shower with fixed black glass screen, overhead chrome mixer shower and hand held shower attachment. Wall mounted mirror cabinet, wall mounted black towel radiator and black extractor fan. PVCu frosted double glazed window to the side of the property.



## MASTER BEDROOM (13' 5" x 8' 4") or (4.08m x 2.53m)

Textured ceiling with pendant light, emulsioned walls, skirting and laminate grey flooring. Built in storage cupboard with hanging rails and shelving.

## BEDROOM 2 (10' 10" x 8' 3") or (3.31m x 2.51m)

Textured ceiling with pendant light, emulsioned walls, skirting, radiator and grey laminate flooring. PVCu double glazed window looking to the rear with hillside view.

## BEDROOM 3 (10' 1" x 5' 11") or (3.07m x 1.80m)

Textured ceiling with pendant light, emulsioned walls, radiator, PVCu double glazed window looking to the front of the property, skirting and laminate grey flooring. Built in storage cupboard with shelving and housing the gas combination boiler.

## OUTSIDE

Good sized enclosed rear garden. The first section is a poured concrete patio with the majority of the garden laid lawn, further built raised deck to the back corner. Mature shrubbery and steps leading down to the garden from the double doors in kitchen/diner.

Off road parking to the front of the property for three cars. Outside EV charger. Area of laid lawn and area of decorative stone. Steps leading to the front door.


## GARAGE

Traditional up and over door, power, lighting and plumbing for washing machine.





# 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>		78
(55-68) <b>D</b>	58	
(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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