



Eustace Drive, Bryncethin, Bridgend,
Bridgend County. CF32 9PJ

£115,000

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Fantastic two bedroom first floor flat situated in Bryncethin, comprising entrance hall, lounge, kitchen/ breakfast room, bathroom and larger than average rear garden. IDEAL FIRST TIME OR INVESTMENT PURCHASE.

£115,000 - Leasehold

- Good size two bedroom first floor flat
- Built in storage to both bedrooms
- Walk in wardrobe to the master bedroom
- Office outbuilding to the rear
- Enclosed and private rear garden
- Ideal first time or investment purchase
- EPC - C / Council tax - A



DESCRIPTION

Introducing this two double bedroom first floor flat situated in the village of Bryncethin which is situated within a five minute drive of J36 of the M4 corridor and within walking distance of local shops, primary schools and Sarn train station. The property is well presented and offers good size rooms, fitted kitchen with lovely rear views over the woodland, neutral decor, combination boiler and outbuilding with power ideal for home office. Viewing recommended.

ENTRANCE

Via part glazed and frosted PVCu front door into the entrance hall.

ENTRANCE HALL

Wood clad ceiling with centre spot light and smoke alarm, half papered / half height tongue and groove walls, skirting and laminate flooring in wood effect. Radiator, PVCu double glazed window overlooking the side of the property and door leading into built in storage with shelving and hanging rail. Stairs leading to the first floor with fitted carpet and handrail.

LANDING

Wood clad ceiling with access to the loft, centre spot light and wired in smoke alarm, papered walls, skirting, radiator and a continuation of the laminate flooring in wood effect. Doors leading to two bedrooms, lounge, kitchen/diner area and bathroom.

BEDROOM 1 (10' 8" x 10' 0") or (3.24m x 3.04m)

Emulsioned and coved ceiling with centre spot lights, papered walls, skirting, laminate flooring in wood effect, PVCu double glazed window overlooking the front of the property and radiator. Door leading into walk in wardrobe.

WALK-IN WARDROBE (10' 7" x 3' 8") or (3.23m x 1.11m)

Emulsioned ceiling with centre light, papered walls, skirting and a continuation of the laminate flooring.

BEDROOM 2 (11' 0" x 10' 0") or (3.35m x 3.05m)

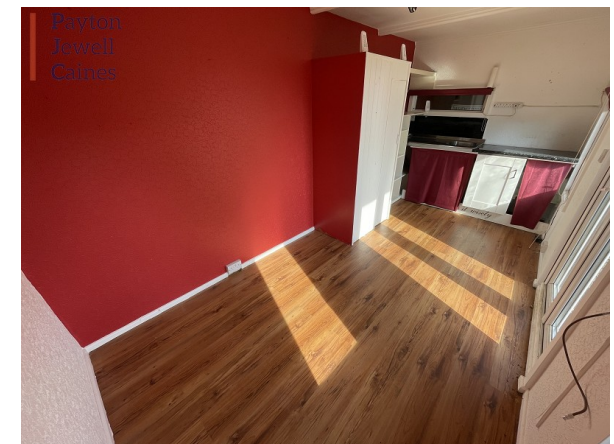
Textured and coved ceiling with centre spot lights, papered walls, skirting, laminate flooring, radiator and PVCu double glazed window overlooking the rear of the property with lovely hillside views. Door leading into built in storage over the stairs.

FAMILY BATHROOM (6' 5" x 5' 11") or (1.95m x 1.80m)

Emulsioned ceiling with centre light, floor to ceiling tiled walls, aqua panelled borders to the bath and shower area, skirting and tiled flooring. Chrome towel rail radiator and frosted PVC double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. vanity sink unit with chrome mixer tap and p shaped bath with overhead chrome mixer shower and folding glass screen. Two wall mounted cabinets.

LOUNGE (15' 10" max x 12' 6" max) or (4.83m max x 3.80m max)

Textured and coved ceiling with centre light, papered walls, skirting and laminate flooring in wood effect. Feature chimney breast with electric fire, wooden mantle and marble hearth. Wall mounted radiator and PVCu double glazed window overlooking the front of the property.



KITCHEN (12' 4" x 11' 7") or (3.75m x 3.52m)

Emulsioned ceiling with centre spot lights and centre fan, papered walls with tiling to the splash back areas, skirting, tiled flooring, radiator and PVCu double glazed window overlooking the rear of the property with lovely views. A range of base and wall units in shaker style with complementary roll top work surfaces housing an inset one and half stainless steel sink with chrome mixer tap. Space for freestanding electric cooker with extractor fan, washing machine and tumble dryer and fridge/freezer. Ample space for dining table and chairs.

OUTSIDE

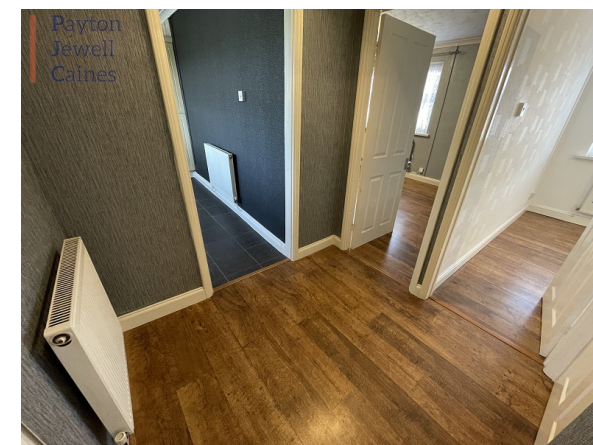
Path to the side of the property leading to the enclosed and private rear garden, small allotment area, the remainder of the garden is laid to lawn with decorative stone. Outbuilding ideal for home office.

NOTE


Leasehold

Term : 125 years from 1 September 1983

Ground rent: £250 yearly



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(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.



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