



Bryn Deri, Bryntirion, Bridgend County.
CF31 4EN

£155,000



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Three bedroom mid terrace house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, three bedrooms, family bathroom, enclosed rear and front gardens, external storage to the rear. IDEAL INVESTMENT OR FIRST TIME PURCHASE.

£155,000 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Two good sized double bedrooms plus single bedroom
- Ideal first time purchase or investment purchase
- External storage to the rear/ EPC- C, Council tax band -B
- Enclosed front and rear gardens



DESCRIPTION

Introducing this three bedroom mid terrace home benefiting from an enclosed West facing rear garden and being within easy walking distance of local Primary and Secondary Schools and local playing fields. The property benefits from two reception rooms, PVCu double glazed windows throughout and a gas fired combination boiler. Ideal first time or investment purchase.

ENTRANCE

Via part frosted glazed composite front door with side frosted glazed panel into the entrance hall finished with emulsioned walls with a half height feature dado rail, skirting and laminate flooring. Under stairs storage. Door way through into the lounge.

LOUNGE (11' 10" x 11' 2") or (3.60m x 3.40m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with a coved ceiling, central ceiling rose, emulsioned walls with a half height feature dado rail, skirting and a laminate floor. Wall mounted electric coal effect fire with a wooden mantel. Square arch way through into dining.

DINING AREA (8' 10" x 9' 2") or (2.70m x 2.80m)

Overlooking the rear garden via PVCu double glazed French doors and finished with a coved ceiling, emulsioned walls with a half height feature dado rail and a ceramic tiled floor. Serving hatch through to kitchen.

KITCHEN (10' 2" x 8' 10") or (3.10m x 2.70m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and a part frosted glazed stable PVCu door leading out to the rear garden. Central spot lights, wooden tongue and groove ceiling, half height emulsioned walls with a dado rail and ceramic tiles below, ceramic tiled flooring. A range of low level and wall mounted units in a shaker style with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Space for Range cooker. Plumbing for washing machine and space for further under counter appliance. Space for high level fridge/freezer. Fitted storage cupboard housing a wall mounted gas fired combination boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage.

FAMILY BATHROOM

Two PVCu frosted glazed windows to the rear, central light fitting, emulsioned ceiling, ceiling mounted extractor, full height ceramic tiled walls and a vinyl floor covering. Three piece suite in white comprising WC, wash hand basin and bath with over bath plumbed shower.

BEDROOM 1 (11' 2" x 12' 2") or (3.40m x 3.70m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and finished with emulsioned walls, half height feature dado rail, fitted storage cupboard housing hanging rail, skirting and laminate floor.

BEDROOM 2 (12' 4" x 9' 2") or (3.75m x 2.80m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned walls with one feature papered wall, skirting and laminate floor.



BEDROOM 3 (7' 10" x 8' 6") or (2.40m x 2.60m)

Overlooking the front via PVCu double glazed window and finished with emulsions walls, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden via block wall and close board fence, laid to patio with steps leading up to grass and rear storage with pathway leading back to the front.


Enclosed front garden laid to patio and decorative stone.

NOTE

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(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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