

Payton
Jewell
Caines



Manor Park, Brynna, Bridgend County.
CF35 6PE

Offers Over
£250,000

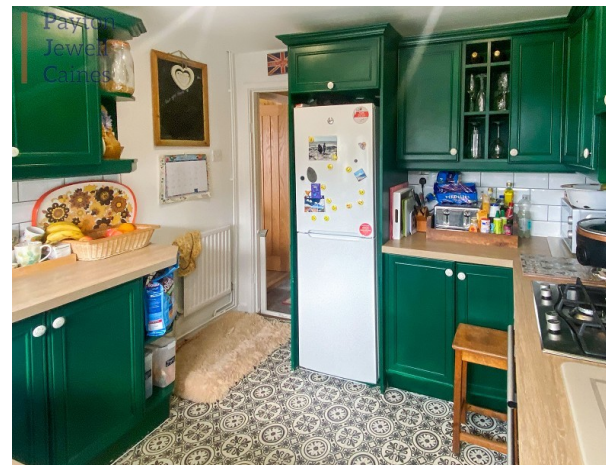
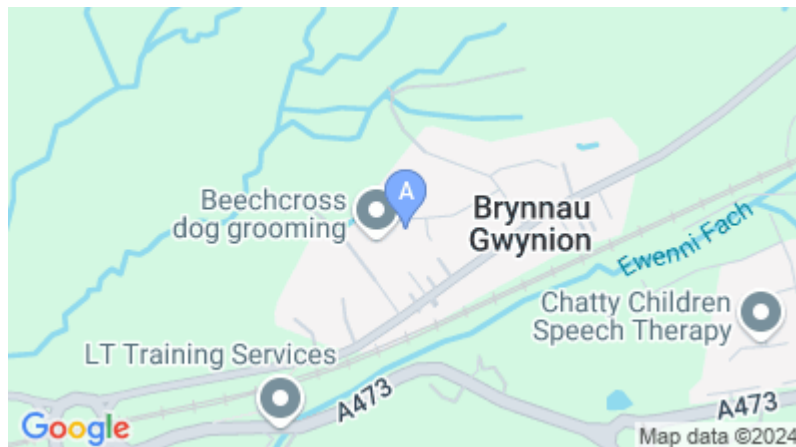
 PAYTON
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Manor Park, Brynna, Bridgend County. CF35 6PE

Four bedroom semi detached dormer BUNGALOW comprising entrance hall, lounge, dining room, kitchen, bathroom and bedroom four to the ground floor. To the first floor there are three bedrooms. Gardens to the front and rear. OFF ROAD PARKING. NO ONWARD CHAIN.

Offers Over £250,000 - Freehold

- Four bedroom semi detached dormer bungalow
- Open plan lounge through to dining
- Newly fitted bathroom to the ground floor
- Oak Veneer doors throughout
- Gardens to the front and rear/ Off road parking
- EPC - D, Council tax band - D



DESCRIPTION

We are pleased to introduce for sale this four bedroom semi detached dormer bungalow located within a popular residential area of Brynna. The property is well presented throughout and offers versatile accommodation making it an ideal family home. Brynna has a local public house, fish and chip shop, butchers, Primary School and a small convenience store. The property is situated within close proximity of bus stops, an abundance of walks as well as Pencoed town centre.

Pencoed is a small town which still retains a village feel. It is conveniently located just off the M4 corridor giving quick and easy access to Junction 35, and has a railway station making it an ideal location to access all major commutable destinations. There are many amenities offered within the town including several good primary schools and a comprehensive school, shops and a leisure centre. The town also has several sports grounds and is bordered by open common land and semi-rural areas.

ENTRANCE

Via PVCu door with glass panel through to vestibule finished with skimmed ceiling, emulsioned walls and tiled flooring. Door way leading through to hallway.

HALLWAY

Ceiling light, smoke detector, access to loft, papered walls, radiator and tiled flooring. Four doors lead off.

BEDROOM 3/RECEPTION ROOM 3

Ceiling light, emulsioned walls with one wall feature wallpaper, radiator, PVCu double glazed window overlooking the front aspect, storage cupboard housing gas and electric meters and laminate flooring.

BATHROOM

Skimmed ceiling, ceiling light, floor to ceiling tiles to the walls, wall mounted heated towel rail, PVCu frosted double glazed window overlooking the side of the property and tiled flooring. Three piece suite in white comprising low level WC, built in units with wash hand basin and panelled bath with overhead rainfall shower and shower screen.

KITCHEN

Skimmed ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property, PVCu door with frosted glass panel leading out to the rear patio and tiled effect vinyl flooring. A range of wall and base units with co-ordinating work surfaces. Integrated gas hob and double oven with overhead extractor hood. Space and plumbing for automatic washing machine. Space for fridge/freezer. One and a half inset sink with drainer and mixer tap.

RECEPTION 2/DINING ROOM

Ceiling light, radiator, PVCu double glazed sliding door leads to the rear patio, staircase leading to first floor, under stair storage cupboard and wood effect laminate flooring. Square opening leads through to the lounge.

LOUNGE

Measurements into the alcove, ceiling light, emulsioned walls, radiator, PVCu box bay double glazed window overlooking the front aspect, fitted carpet, chimney breast with alcoves either side and feature fireplace with wooden mantel, hearth and surround.



FIRST FLOOR LANDING

Via stairs with fitted runner carpet and balustrade. Skimmed ceiling, ceiling light, emulsioned walls with dado rail, fitted carpet and three doors leading off.

BEDROOM 1

Narrowing to 2.07m. Skimmed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, storage into the eaves and laminate flooring.

BEDROOM 2

Skimmed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, fitted storage cupboard housing gas combination boiler and laminate flooring.

BEDROOM 4

Narrowing to 1.80m. Skimmed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect, fitted storage cupboard into the eaves and laminate flooring.

OUTSIDE

Fully enclosed low maintenance rear garden with areas laid to patio and stone chippings, beds for planting, large wooden storage shed with power and lighting with double timber doors to the front. side gate to the front.

To the front of the property there is an area laid partially to lawn and partially to stone chippings with mature shrubs and planting. Driveway to the side for off road parking. Outside water tap.

DIRECTIONS


Head towards Brynna, travel along the main road called Brynna Road, taking a left turning for Redroofs which leads onto Manor Park.

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		83
(69-80) C		
(55-68) D	61	
(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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