

Payton
Jewell
Caines



Gerddi'r Afon, Brynmenyn, Bridgend
County. CF32 9LN

£349,950

 PAYTON
JEWELL
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Gerddi'r Afon, Brynmenyn, Bridgend County. CF32 9LN

Well presented four bedroom detached REDROW home located in the village of Brynmenyn. The property benefits from lounge, kitchen/diner, utility room, downstairs w.c., EN SUITE to master bedroom, double driveway parking and single garage. MUST BE VIEWED!

£349,950

- Four bedroom detached house
- Kitchen/diner and utility
- Double Driveway parking and single garage
- Enclosed low maintenance rear garden
- Council tax - E / EPC - B
- MUST BE VIEWED!



DESCRIPTION

Introducing this well presented four bedroom detached REDROW home located in the village of Brynmenyn. The property benefits from lounge, kitchen/diner, utility room, downstairs w.c., en suite to master bedroom, double driveway parking and single garage. **MUST BE VIEWED!**

The village of Brynmenyn is located just 4 miles from Bridgend town centre and benefits from close links to the M4 corridor and within a short drive of McArthur Glen Designer Outlet and the seaside town of Porthcawl and the beaches of Ogmore by Sea and Southerndown. Internal viewing highly recommended.

Key Features

Popular cul-de-sac location

Open plan kitchen / dining

5 minute drive to the M4 motorway

ENTRANCE

Via part glazed and frosted composite door into the entrance hall.

ENTRANCE HALL

Good size entrance hall with doors leading to the lounge and kitchen/diner, storage cupboard and stairs leading to the first floor. Plastered and emulsioned ceiling with two sets of lights, smoke alarm, plastered and emulsioned walls, skirting, laminate flooring in wood effect and radiator. Storage cupboard with coat rack.

LOUNGE (16' 2" x 10' 10") or (4.92m x 3.30m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with one feature panelled wall, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property.

KITCHEN/DINER (19' 7" x 10' 6") or (5.97m x 3.21m)

Plastered and emulsioned ceiling with two sets of lights, plastered and emulsioned walls with black gloss splash backs, one feature papered wall, skirting and tiled flooring. A range of wall and base units in cream gloss with complementary square edge wood effect laminate work tops housing an inset one and half stainless steel sink with chrome mixer tap, integrated dishwasher, four ring gas hob with overhead chrome extractor fan and double oven. Space for freestanding American fridge/freezer and wine cooler, space for dining table and chairs. Radiator, PVCu double glazed window overlooking the rear garden, PVCu double glazed French doors leading out to the rear garden with glazed side panels either side. Door leading into the utility area.

UTILITY (6' 7" x 5' 11") or (2.0m x 1.81m)

Plastered and emulsioned ceiling with centre spot light, plastered and emulsioned walls, skirting and tiled flooring. A range of base and wall units with complementary square edge laminate wood effect work surfaces housing an inset stainless steel sink with chrome mixer tap. Space for washing machine and tumble dryer. Extractor fan, radiator and frosted composite door leading out to the rear garden.



DOWNSTAIRS W.C. (2' 11" max x 6' 0" max) or (0.88m max x 1.82m max)

Plastered and emulsioned ceiling with centre spot light and extractor fan, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. Radiator and frosted PVCu double glazed window overlooking the side of the property. Two piece suite comprising low level w.c. and wall mounted wash hand basin with mixer tap.

LANDING

Via stairs with fitted carpet and spindle balustrade. PVCu frosted double glazed window overlooking the side of the property. Plastered and emulsioned ceiling with two lights, access to the loft which is boarded with lighting and shelving. Plastered and emulsioned walls, skirting, radiator and fitted carpet. Airing cupboard housing the hot water tank and shelving with further storage space.

BEDROOM 1 (14' 3" x 10' 4") or (4.35m x 3.16m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in double wardrobe with matching opaque panels, hanging rail and shelving.

EN SUITE (8' 0" x 3' 10") or (2.43m x 1.18m)

Plastered and emulsioned ceiling with centre spot light and extractor fan, plastered and emulsioned walls, skirting, chrome towel rail, tiled flooring and PVCu double glazed window overlooking the front of the property. Three piece suite comprising low level w.c. wall mounted wash hand basin with chrome mixer tap and enclosed shower with bi-fold glass screen and overhead chrome shower.

BEDROOM 3 (11' 7" x 9' 10") or (3.52m x 3.0m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

BATHROOM

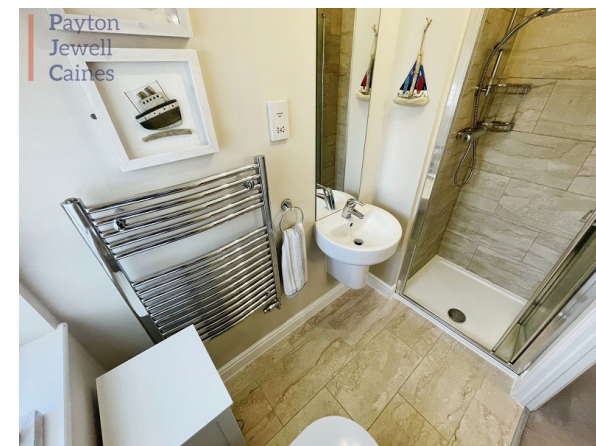
Emulsioned ceiling with recess spotlights, emulsioned walls and ceramic tiled flooring. Three piece suite in white with WC, wash hand basin and bath with over bath shower attachment and side glazed shower screen, ceramic tiled splash backs and chrome wall mounted heated towel rail.

BEDROOM 2 (10' 5" x 10' 4") or (3.17m x 3.15m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, built in double wardrobe with matching opaque panels, hanging rails and shelving. Radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 4 (11' 10" x 7' 1") or (3.60m x 2.17m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.



OUTSIDE


Double Driveway parking to the front for two vehicles, raised beds with sleepers and mature shrubs, patio slabs leading to the side gate. Garage accessed via a traditional up and over door with power and lighting front and rear. Area laid to lawn with further raised beds.

Enclosed low maintenance rear garden laid to patio and artificial grass, decked area to the rear with raised sleepers, mature shrubbery and apple tree. Outside lighting and tap.

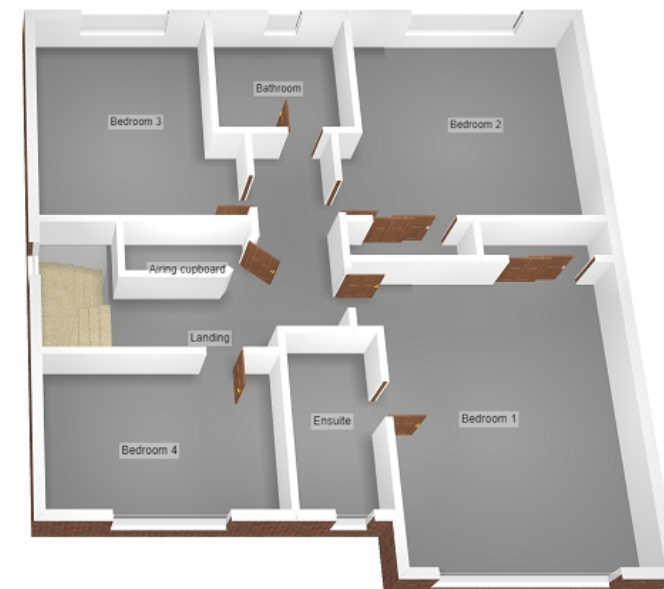


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(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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