



Green Circle, Pyle, Bridgend County. CF33  
6AW

£155,000

# Green Circle, Pyle, Bridgend County. CF33 6AW

Well presented three bedroom semi detached house with NO ONGOING CHAIN comprising entrance hall, lounge, kitchen, dining room, shower room, front, side and rear gardens and AMPLE OFF ROAD PARKING.

Viewing recommended.

## £155,000 - Freehold

- Three bedroom semi detached house
- Well presented throughout
- Kitchen / dining area
- Ample off road parking to the front
- Viewing recommended - NO ONGOING CHAIN
- EPC - D / Council tax - B



## DESCRIPTION

Introducing this three bedroom semi detached house with NO GOING CHAIN situated on a good sized plot with gardens to the front, side and rear and ample off road parking. The property is situated in Pyle and is within easy access of J37 of the M4 corridor and Bridgend town centre. The property benefits from a lounge, dining room, kitchen, three bedrooms and shower room. Viewing recommended.

### Key features

Extended to the rear providing dining area.

Excellent off road parking

STEEL FRAME CONSTRUCTION - FULL STRUCTURAL SURVEY AVAILABLE. Vendor has replaced the lead flashing as specified within the survey.

## ENTRANCE

via PVCu double glazed door into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, LVT flooring, PVCu double glazed window to the front of the property and radiator. Stairs leading to the first floor with fitted carpet.

## LOUNGE (16' 10" x 10' 6") or (5.13m x 3.20m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the front and rear of the property.

## KITCHEN (11' 7" x 9' 10") or (3.53m x 3.0m)

Emulsioned and coved ceiling, emulsioned walls and tile effect vinyl flooring. A range of wall and base units with complementary work surfaces housing a one and half bowl stainless steel sink drainer with mixer tap. Glass display cabinet, corner shelving and wine rack. Integrated electric hob, oven and grill with concealed extractor above. Plumbing for automatic washing machine and space for fridge. Door to an under stairs storage cupboard and PVCu double glazed windows to the side and rear of the property. Archway leading into the dining room.

## DINING ROOM (9' 3" x 6' 8") or (2.82m x 2.03m)

Emulsioned and coved ceiling, emulsioned walls, tile effect vinyl flooring and radiator. PVCu obscured glazed window to the side of the property and PVCu double glazed door with matching side panels either side leading to the rear garden.

## SHOWER ROOM (5' 6" x 5' 4") or (1.68m x 1.63m)

Emulsioned ceiling with down lights, tiled walls, extractor, ceramic tiled flooring, PVCu double glazed obscured window to the side of the property and chrome heated towel rail. Three piece suite comprising low level w.c. wash hand basin and shower cubicle with shower.

## LANDING

Emulsioned and coved ceiling, loft access with lighting, emulsioned walls, fitted carpet and PVCu double glazed window to the rear. Door leading into a storage cupboard housing combination gas boiler and shelving.



### **BEDROOM 1 (15' 11" x 8' 7") or (4.85m x 2.62m)**

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, two PVCu double glazed windows to the front and rear of the property and radiator. Built in storage with shelving.

### **BEDROOM 2 (10' 7" x 9' 3") or (3.23m x 2.82m)**

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property and radiator.

### **BEDROOM 3 (9' 1" x 6' 5") or (2.77m x 1.96m)**

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to the rear of the property and radiator.

### **OUTSIDE**

The front of the property is accessed via a wrought iron gate leading to a pathway and further gate giving access to the rear garden. Garden laid to decorative chipping's with raised border, mature trees and shrubs. Outside lighting.

Double wrought iron gates to the side of the property for off parking and raised borders with mature shrubs.

The rear garden is enclosed with brick walling, laid to patio which extends to the side and raised block built border. Door to a storage shed with a window to the front, power and lighting.


### **NOTE**

Steel framed with full structural survey available.

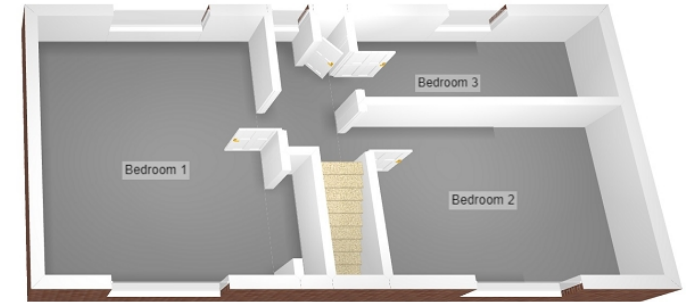
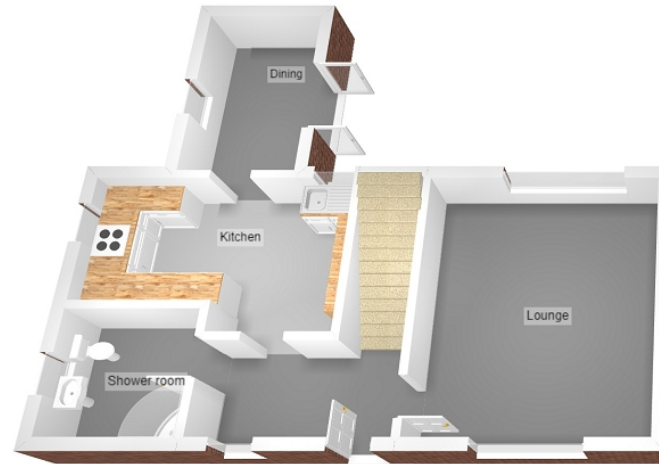


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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