

Payton  
Jewell  
Caines



Heol Bryncethin, Sarn, Bridgend County.  
CF32 9GG

£185,000

**PJC** PAYTON  
JEWELL  
CAINES



## Heol Bryncethin, Sarn, Bridgend County. CF32 9GG

Modern three bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, lounge, kitchen/diner, bedroom one with ENSUITE, two further bedrooms, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING. Modern development. Ideal first time purchase.

**£185,000 - Freehold**

- Modern three bedroom semi detached house
- Ensuite to bedroom one/downstairs WC
- Open plan kitchen/diner
- Off road parking to the side for two cars
- Gas fired combination boiler/ EPC -C , Council tax band - D
- Popular modern residential development/ Ideal first time purchase



## DESCRIPTION

Introducing this modern three bedroom semi detached house situated in a popular modern residential development and benefiting from open plan kitchen/diner, en-suite to master bedroom, enclosed rear garden and off road parking.

The property is conveniently positioned for McArthur Glen Designer outlet and the M4 corridor and would make an ideal first time purchase.

### Key Features

FREEHOLD

Ideal location for access to the M4 at Junction 36

Ideal first time purchase

Open plan kitchen / diner

Driveway parking to the side

## ENTRANCE

Via part frosted door into the entrance hall finished with emulsioned ceiling and walls, skirting and fitted carpet.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the front with a fitted roller blind and finished with emulsioned ceiling and walls, radiator, skirting and tile effect vinyl floor. Two piece suite in white comprising WC and wash hand basin with chrome mixer tap and ceramic tiles to splash back area.

## L-SHAPED LOUNGE (15' 1" x 17' 9") or (4.60m x 5.40m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and a fitted carpet. Stairs to the first floor. Door through to kitchen/diner.

## KITCHEN/DINER (15' 1" x 9' 2") or (4.60m x 2.80m)

Overlooking the rear via PVCu double glazed French doors and a PVCu double glazed window. Emulsioned ceiling with one set of spot lights to remain, emulsioned walls, skirting and tile effect vinyl floor. Under stairs storage cupboard. A range of low level and wall mounted kitchen units in cream with brushed chrome handles and a complementary roll top work surface with splash back plinth. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood with glass splash back. Plumbing for automatic washing machine. Space for high level fridge/freezer. Cupboard housing Ideal logic combi 35 boiler. Ample space for dining table and chairs.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, PVCu double glazed window with a fitted roller blind to the side, emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard with shelving.





## FAMILY BATHROOM

PVCu frosted glazed window overlooking the rear with a fitted roller blind, emulsioned ceiling with ceiling mounted extractor, emulsioned walls with tiling to splash back areas, radiator, wall mounted shaver point, skirting and tile effect floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap.

## BEDROOM 1 (8' 6" x 11' 10") or (2.60m x 3.60m)

Measurements to the face of the fitted wardrobes, overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe with mirrored doors and a door way through into the en-suite.

## EN-SUITE

Central light fitting, ceiling mounted extractor, emulsioned ceiling and walls with ceramic tiles to all splash back areas, wall mounted mirrored bathroom cabinet, shaver point, skirting and tile effect vinyl floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and large walk in shower cubicle with a concertina glazed door housing a wall mounted electric shower.

## BEDROOM 2 (10' 2" x 8' 6") or (3.10m x 2.60m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## BEDROOM 3 (8' 8" x 6' 5") or (2.65m x 1.95m)

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


## OUTSIDE

Enclosed rear garden laid to patio and lawn with a wooden storage shed. Side gated access to the side driveway.

Off road parking to the side of the property suitable for two cars.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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