

Payton  
Jewell  
Caines



High Street, Heol-y-cyw, Bridgend,  
Bridgend County. CF35 6HR

£235,000

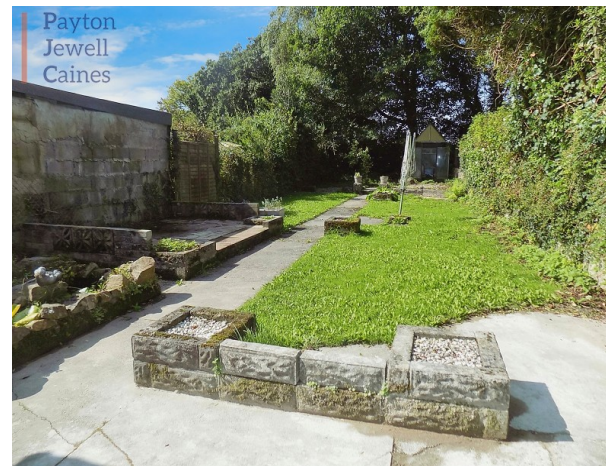
**PJC** PAYTON  
JEWELL  
CAINES

## High Street, Heol-y-cyw, Bridgend, Bridgend County. CF35 6HR

Fully refurbished three double bedroom mid terraced house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, ground floor shower room and first floor bathroom and enclosed rear garden. Ideal first time purchase. No ongoing chain.

**£235,000 - Freehold**

- Fully refurbished throughout
- Three double bedrooms
- Two reception rooms
- Upstairs bathroom and downstairs shower room
- Enclosed rear garden, EPC - D / Council tax - B
- Ideal first time or young family purchase
- Sold with no onward chain



## DESCRIPTION

Introducing this fully refurbished three double bedroom mid terraced house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, ground floor shower room and first floor bathroom and enclosed rear garden. Ideal first time purchase. No ongoing chain.

Heol Y Cyw lies between Pencoed and Bryncethin and gives easy access to both Junction 35 and 36 of the M4. The village boasts a popular rugby club, local convenience shop, Plough and Harrow pub and garden nursery.

### Key Features

FREEHOLD

Renovated throughout

Lovely west facing garden

Downstairs shower room and upstairs bathroom

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, skirting, ceramic tiled flooring, wall mounted electric fuse box, doorway through to reception room one.

## RECEPTION ROOM 1 (13' 9" x 10' 6") or (4.20m x 3.20m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Doorway through to reception room two.

## RECEPTION ROOM 2 (14' 5" x 11' 10") or (4.40m x 3.60m)

Overlooking the rear garden via PVCu double glazed French doors and finished with emulsioned ceiling and walls, skirting and fitted carpet. Under stairs storage, sliding door through to the kitchen.

## KITCHEN (8' 10" x 9' 2") or (2.70m x 2.80m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls with half height ceramic tiles, skirting and ceramic tiled flooring. A range of low level and wall mounted kitchen units in high gloss grey with chrome handles and complementary roll top work surface. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with four gas ring hob and overhead extractor hood and glass splash back. Archway through to the rear lobby.

## REAR LOBBY

Two PVCu doors one leading to the shared gully and one to the rear garden. PVCu double glazed window, plumbing for automatic washing machine, space for tumble and high level fridge/freezer. Door into the shower room.



## SHOWER ROOM

PVCu frosted glazed window to the side, emulsioned ceiling and walls with half height respertex, skirting and ceramic tiled flooring. Three piece suite in white comprising w.c. corner wash hand basin with chrome mixer taps and storage below and quadrant style shower cubicle with sliding glazed doors housing a plumbed shower and heated chrome wall mounted towel rail.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage via pull down ladder. Fitted storage cupboard housing a Worcester gas fired combination boiler.

## BATHROOM

PVCu frosted glazed window to the side with a fitted roller blind, respertex wall, vinyl flooring and radiator with towel rail. Four piece suite comprising w.c. wash hand basin with chrome mixer tap, vanity shelf with storage below, corner bath with chrome mixer tap and large walk in shower with sliding glazed door housing a plumbed shower.

## BEDROOM 1 (9' 10" x 13' 7") or (3.00m x 4.15m)

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

## BEDROOM 2 (11' 6" x 8' 10") or (3.50m x 2.70m)

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

## BEDROOM 3 (10' 8" x 8' 4") or (3.25m x 2.55m)

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


## OUTSIDE

Enclosed rear garden laid to patio and lawn with central pathway to the rear area with greenhouse, outside storage with power, light, outside tap and a small pond.

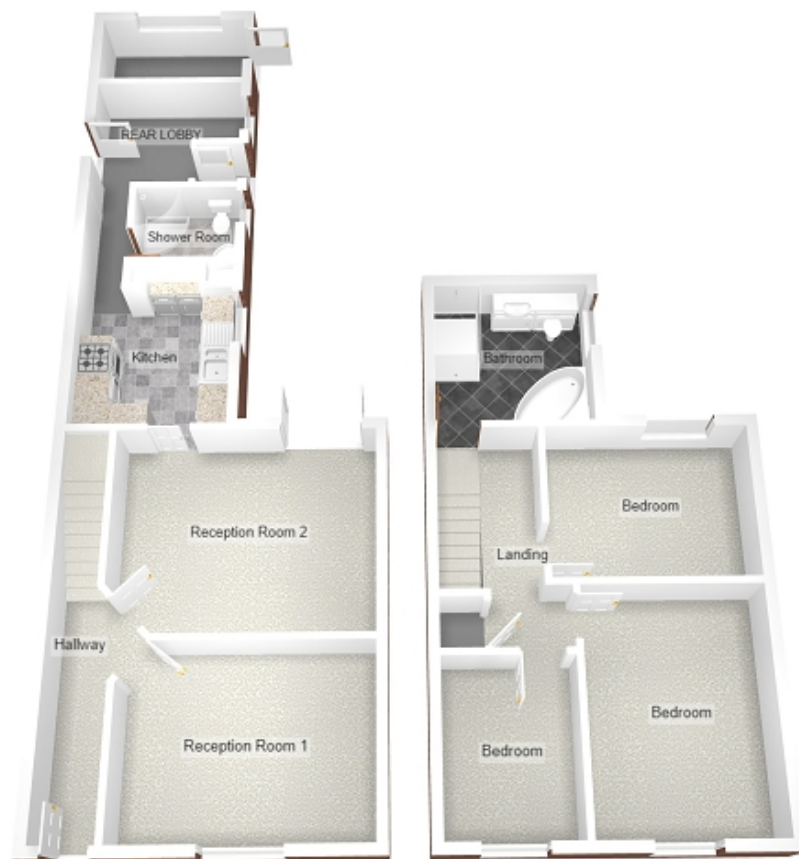


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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