

Payton
Jewell
Caines



Pen-y-mynydd, Bettws, Bridgend County.
CF32 8SB

£165,000



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Traditional three bedroom semi detached house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, CONSERVATORY, lean-to-utility, shower room, enclosed rear garden and off road parking to the front. SOLD WITH NO ONWARD CHAIN.

£165,000

- Traditional three bedroom semi detached house
- Two reception rooms
- Conservatory to the rear
- Spectacular views over rear countryside
- Off road parking for two vehicles
- Sold with no onward chain
- Council tax - B / EPC - C



DESCRIPTION

A three bedroom semi detached house situated within the valley location of Bettws which is well served with local shops, school and on a bus route to Bridgend town with all amenities and facilities. The property benefits from two reception rooms, kitchen, conservatory, lean-to utility, enclosed rear garden and off road parking. Sold with no onward chain.

Bettws is a village approximately 5 miles north of Bridgend town centre and has a modern primary school, local public house and small convenience stores. Bryngarw Country Park is closeby for those keen on the outdoors.

Key Features

FREEHOLD

Fabulous views to the rear

Double driveway

Requires modernisation

ENTRANCE

Via part frosted glazed PVCu front door with a side frosted glazed panel into the entrance hall.

ENTRANCE HALL

Papered wall, laminate flooring, under stairs storage and doorway through to the lounge.

LOUNGE (12' 10" x 12' 2") or (3.90m x 3.70m)

PVCu double glazed window overlooking the front and finished with central light fitting, emulsioned walls with one feature papered wall, skirting and laminate flooring. Feature fireplace which is a coal effect gas living flame with marble hearth and wooden mantle (disconnected).

KITCHEN (11' 2" x 8' 10") or (3.40m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with central fluorescent strip light, emulsioned walls, skirting and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted units with wooden finish and brushed chrome handles with a complementary roll top work surface. Inset one and half basin sink with mixer tap and drainer and ceramic tiled to the splash back. Space for cooker and doorway through to the dining area.

DINING ROOM (9' 10" x 8' 10") or (3.00m x 2.70m)

Access into the conservatory via PVCu double glazed sliding patio doors and finished with a tiled ceiling, central light fitting, emulsioned walls with half height feature dado rail, skirting and laminate flooring.

CONSERVATORY (11' 10" x 8' 10") or (3.60m x 2.70m)

Three aspects of PVCu double glazing, PVCu sill, emulsioned dwarf wall and laminate flooring. French doors leading out to the rear garden, polycarbonate roof and radiator.

LEAN-TO/UTILITY AREA (15' 1" x 5' 11") or (4.60m x 1.80m)

Polycarbonate lean-to roof with a part frosted PVCu door to the front and to the rear. Low level kitchen units with complementary roll top work surface and radiator. Space for high level fridge/freezer, plumbing for automatic washing machine, space for tumble and dishwasher.



LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned walls, skirting and fitted carpet. PVCu double glazed window to the side.

BEDROOM 2 (12' 10" x 9' 2") or (3.90m x 2.80m)

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

BEDROOM 1 (12' 2" x 10' 2") or (3.70m x 3.10m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned walls, skirting and laminate flooring. Fitted storage cupboard housing a gas fired combination boiler.

BEDROOM 3 (8' 2" x 8' 10") or (2.50m x 2.70m)

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

SHOWER ROOM

Dual aspect natural light via PVCu double glazed window to the rear and to the side, central light fitting, full height ceramic tiles to the wall with anti-slip flooring. Three piece suite comprising w.c. wash hand basin with mixer tap and walk in shower with half height concertina doors, grab rails and wall mounted electric shower.


OUTSIDE

Enclosed rear garden with fantastic countryside views laid to patio and lawn with a brick built storage and steps from the conservatory leading down.

Steps leading to the front door and driveway parking for two cars side by side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		107
(81-91) B		
(69-80) C	71	
(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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