

Payton  
Jewell  
Caines



Rhodfa Brynmenyn, Sarn, Bridgend County.  
CF32 9GH

£169,950

**PJC** PAYTON  
JEWELL  
CAINES



# Rhodfa Brynmenyn, Sarn, Bridgend County. CF32 9GH

Three bedroom mid terraced house comprising entrance porch, downstairs w.c. lounge, KITCHEN/ DINER, three bedrooms, family bathroom, OFF ROAD PARKING and enclosed rear garden. Ideal first time or investment purchase.

**£169,950 - Leasehold**

- Three bedroom mid terraced house
- Kitchen/diner
- Downstairs w.c. and first floor bathroom
- Off road parking to the rear
- Ideal first time purchase
- EPC -C / Council tax - D





## DESCRIPTION

Introducing this three bedroom mid terraced house benefiting from a good sized lounge, downstairs w.c. kitchen/diner, family bathroom, enclosed rear garden and two dedicated car parking spaces. Ideal first time purchase. The property is located in Sarn which is well served with schools and takeaways and ideally positioned for the train station, M4 corridor and McArthur Glen Designer Outlet. Viewing recommended.

## ENTRANCE

Via part frosted wooden door leading into the entrance porch.

## ENTRANCE PORCH

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, tiled flooring and radiator. Doorway leading to the downstairs w.c. and lounge.

## DOWNSTAIRS W.C. (5' 10" x 2' 9") or (1.77m x 0.83m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, radiator, tiled flooring and PVCu frosted double glazed window overlooking the front of the property. Wall mounted electric consumer box. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome taps and tiling to the splash back areas.

## LOUNGE (15' 9" x 14' 11") or (4.80m x 4.55m)

Plastered and emulsioned ceiling with centre light and smoke alarm, plastered and emulsioned walls, skirting, laminate flooring in wood effect, two radiators and PVCu double glazed window overlooking the front of the property. Doors leading to the kitchen/diner and stairs leading to the first floor.

## KITCHEN/DINER (15' 0" max x 8' 4" max) or (4.56m max x 2.53m max)

Plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls, skirting, radiator and vinyl flooring. A range of wall and base units in shaker style wood effect with complementary roll top work surfaces. Space for freestanding fridge/freezer, integrated electric oven, four ring gas hob with chrome splash back and overhead extractor fan. Space for washing machine and tumble dryer, inset stainless steel sink with chrome mixer tap. Combination boiler housed within a kitchen cupboard. PVCu double glazed window overlooking the rear of the property and PVCu double glazed doors leading out to the rear garden. Space for good sized dining room table and door leading to under stairs pantry cupboard. Wall mounted extractor fan.

## LANDING

Stairs with fitted carpet and spindle balustrade to the first floor. Plastered and emulsioned ceiling with pendant light, smoke alarm and access to the loft. Plastered and emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

## FAMILY BATHROOM (6' 1" x 5' 6") or (1.86m x 1.68m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. bath with chrome taps and overhead chrome mixer shower. Frosted PVCu double glazed window overlooking the rear of the property and radiator.



### **BEDROOM 1 (13' 5" max x 8' 6" max) or (4.09m max x 2.60m max)**

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

### **BEDROOM 2 (10' 9" x 8' 6") or (3.27m x 2.60m)**

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

### **BEDROOM 3 (12' 2" x 6' 8") or (3.70m x 2.03m)**

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Doorway leading to over stairs storage with shelving.

### **OUTSIDE**

Paved path leading to the front door and area of decorative stone with mature shrubbery.

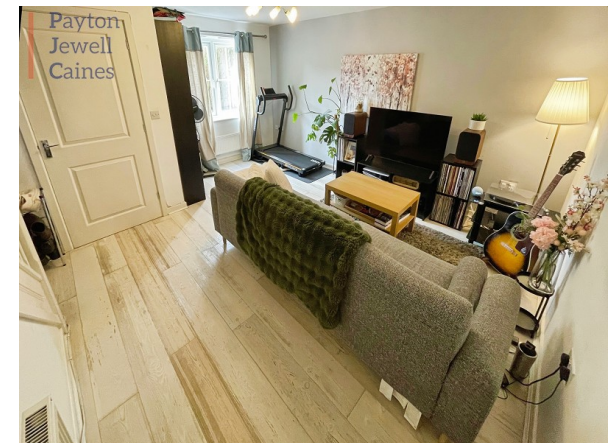
Enclosed rear garden with feather edge fencing, gate leading to the rear, laid to patio with decked area and raised border with decorative stone. Outside tap. Two parking spaces to the rear of the property.

### **NOTE**

Leasehold


Lease Term: 125 years from 1st January 2010.

Ground rent: £150 6 monthly.

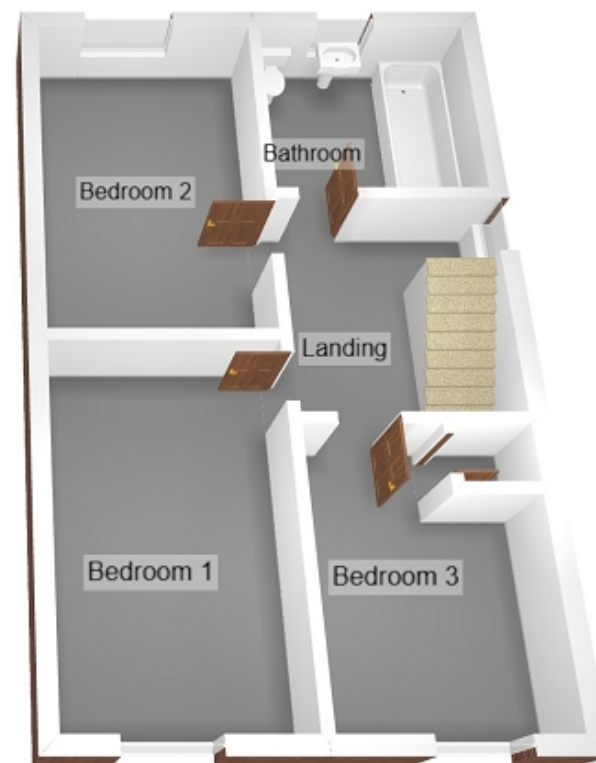
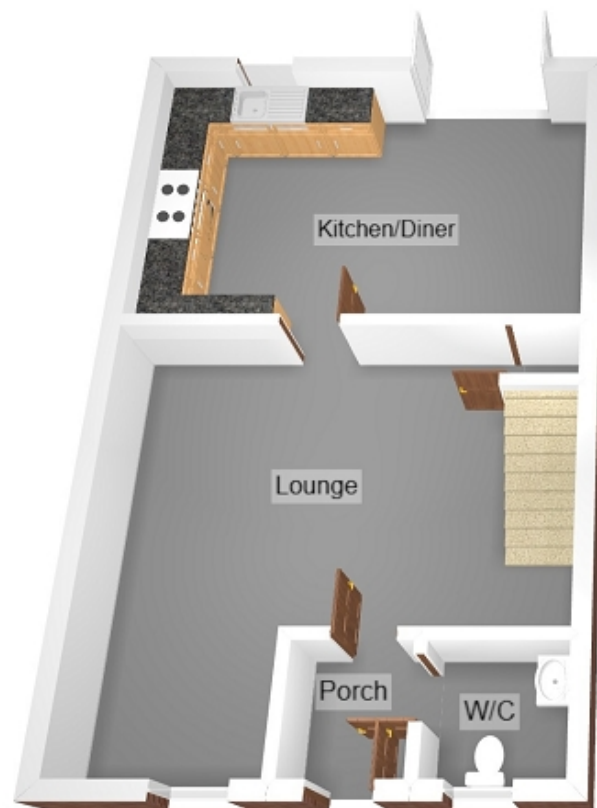




# Floorplan & EPC

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>	78	
(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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