



Pugsley Gardens, Bryncethin, Bridgend  
County. CF32 9DX

£165,000



## Pugsley Gardens, Bryncethin, Bridgend County. CF32 9DX

Three bedroom terrace house comprising entrance hall, lounge, kitchen/diner, utility, family bathroom, outside w.c. and store rooms, enclosed front and rear gardens. Potential to create off road parking to the front. Ideal first time purchase. No onward chain.

**£165,000 - Freehold**

- Three bedroom terrace house
- In need of modernisation
- Kitchen/diner
- Enclosed and private rear garden
- Potential to create off road parking to the front
- Gas fired combination boiler / Ideal first time purchase
- EPC - / Council tax - B





## DESCRIPTION

Three bedroom terrace house comprising, lounge, kitchen/diner, utility, family bathroom, enclosed and private rear garden and potential to create off road parking to the front. Pugsley Gardens is located within the heart of Bryncethin and within easy walking distance of Bryncethin primary school and Ynysawdre secondary school, the M4 J36 is within a 5 minute drive as well as local retail stores and cafes. Ideal first time purchase.

## ENTRANCE

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

## ENTRANCE HALL

Textured ceiling with pendant light, papered walls, skirting, vinyl flooring in wood effect and radiator. Stairs leading to the first floor and door leading to the lounge and kitchen/diner.

## LOUNGE (17' 11" x 10' 4") or (5.46m x 3.16m)

Textured and coved ceiling with centre fan light, papered walls with dado rail, skirting, radiator, fitted carpet and PVCu double glazed windows to the front and rear of the property. Feature fireplace with marble hearth and surround and wooden mantle.

## KITCHEN/DINER (16' 3" x 11' 5") or (4.95m x 3.49m)

Textured ceiling with centre strip light, smoke alarm, papered walls, skirting and a continuation of the vinyl flooring. A range of base and wall units with roll top work surfaces, space for freestanding gas cooker with overhead extractor fan. Inset one and half stainless steel sink with chrome mixer tap. Space for washing machine, fridge/freezer and dining table. Door leading to under stairs pantry style cupboard. PVCu double glazed door leading to the outside w.c. and store room and door leading to the utility.

## UTILITY (8' 3" x 5' 11") or (2.52m x 1.81m)

Textured ceiling with centre strip light, papered walls, skirting, vinyl flooring, base units with roll top work surface, space for washing machine and chest freezer. PVCu double glazed window overlooking the front of the property.

## LANDING

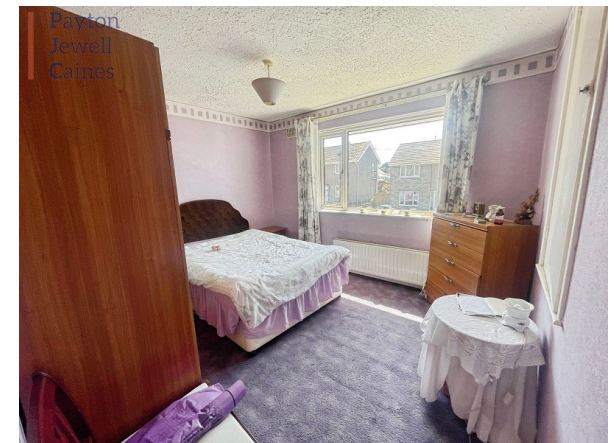
Via stairs with fitted carpet and handrail. Plastered and emulsioned ceiling with pendant light, smoke alarm and access to the loft. Papered walls, skirting, fitted carpet and PVCu double glazed window overlooking the rear of the property and radiator. Doors leading to three bedrooms, family bathroom and airing cupboard housing the Worcester gas combination boiler and shelving.

## BEDROOM 1 (11' 11" x 11' 9") or (3.64m x 3.59m)

Textured ceiling with pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Door leading to over stairs storage.

## BEDROOM 2 (11' 11" x 10' 6") or (3.63m x 3.19m)

Textured ceiling with pendant light, papered walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of the property and radiator. Door leading to built in storage with hanging rails and shelving.



### **BEDROOM 3 (8' 11" x 7' 3") or (2.73m x 2.20m)**

Textured ceiling with pendant light, papered walls, skirting, fitted carpet and PVCu double glazed window overlooking the rear of the property. Built in storage cupboard with shelving.

### **FAMILY BATHROOM (6' 4" x 5' 10") or (1.93m x 1.79m)**

Textured ceiling with centre light, floor to ceiling tiled walls, skirting and wood effect laminate flooring. Three piece suite comprising low level w.c. pedestal wash hand basin and bath with overhead mixer shower. Wall mounted radiator and frosted PVCu double glazed window overlooking the rear of the property.

### **OUTSIDE**

Good sized enclosed and private rear garden all enclosed by block walling, laid to lawn with concrete path leading to a patio area, outside tap and door leading to a block built shed.

Concrete path leading to the front door with overhead porch canopy. Laid to lawn with bedding plants to the front and side, enclosed via block wall.





# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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