

Payton
Jewell
Caines



Bakers Way, Bryncethin, Bridgend County.
CF32 9PX

£175,000

PJC PAYTON
JEWELL
CAINES

Bakers Way, Bryncethin, Bridgend County. CF32 9PX

Traditional three bedroom semi detached house comprising entrance hallway, two reception rooms, kitchen, three bedrooms, bathroom, landscaped and enclosed rear and front gardens. Sold with no onward chain.

£175,000 - Freehold

- Traditional three bedroom semi detached
- Gas fired combination boiler
- Two reception rooms
- Landscaped enclosed front and rear gardens
- Requires some modernisation
- Sold with no ongoing chain
- EPC - D / Council tax - C



DESCRIPTION

Traditional three bedroom semi detached house comprising entrance hallway, two reception rooms, kitchen, three bedrooms, bathroom, landscaped and enclosed rear and front gardens. Sold with no onward chain.

Bryncethin is a small village situated approximately 3 miles to the north of Bridgend and only 1 mile from Junction 36 of the M4 where the McArthur Glen outlet village can also be found. There is a local primary school and a public house.

Key Features

Freehold

Sold with no ongoing chain

Traditional three bedroom semi detached house

Potential to create off-road parking to the front (STPC)

Ideal first time or investment purchase

ENTRANCE HALL

Access via a part frosted glazed PVCu front door and finished with papered ceiling and walls, skirting and fitted carpet. Understair storage with wall mounted electric meter. Second under stair storage housing wall mounted fuse box.

LOUNGE (12' 6" x 11' 10") or (3.80m x 3.60m)

Overlooking the front via PVCu double glazed window and an additional PVCu double glazed window to the side. Finished with textured ceiling, central ceiling light, papered walls with a high-level feature picture rail, skirting and fitted carpet.

RECEPTION 2 (12' 6" x 12' 0") or (3.80m x 3.65m)

Overlooking the rear garden via PVCu double glazed window and finished with papered and coved ceiling, papered walls, skirting and fitted carpet. Potential for open fireplace.

KITCHEN (8' 10" x 7' 7") or (2.70m x 2.30m)

With a PVCu double glazed window overlooking the side and a frosted glazed PVCu door leading out to the rear garden. Papered ceiling and walls, skirting and a vinyl floor. A range of low-level and wall mounted kitchen units in white with a complementary rolltop work surface and ceramic tiled up-stand. Inset sink with chrome mixer tap and drainer. Space for gas cooker.

LANDING

To the first floor via stairs with fitted carpet and double wooden balustrade. PVCu frosted glazed window to the side. Access to loft storage. Papered ceiling and walls, skirting and fitted carpet. Fitted storage cupboard.

FAMILY BATHROOM

Papered ceiling, full height ceramic tiles to the wall, PVCu frosted glazed window overlooking the front, radiator and a fitted carpet. Three piece suite comprising low level WC, wall mounted wash hand basin, bath with mixer tap and hand attachment with grab rail.



BEDROOM 1 (12' 6" x 11' 8") or (3.80m x 3.55m)

Overlooking the front via PVCu double glazed window with an additional window slightly to the side. Finished with papered ceiling and walls, skirting and radiator.

BEDROOM 2 (12' 6" x 9' 4") or (3.80m x 2.85m)

Overlooking the rear via PVCu double glazed window and finished with papered ceiling and walls, skirting and fitted carpet. Floor to ceiling fitted storage cupboards. Wall mounted gas fired combination boiler.

BEDROOM 3 (8' 8" x 9' 0") or (2.65m x 2.75m)

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


OUTSIDE

Enclosed rear garden laid to patio with a step up to an area of decorative stone. Central pathway to rear gated access. Traditional washing line. Perimeter, mature trees and shrubs in the raised beds. Brick built external storage with WC and gated access to the front.

Enclosed front garden laid to decorative stone with a pathway and step leading to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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.



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