

Payton
Jewell
Caines



Ysbryd-y-coed, Pen-y-fai, Bridgend County.
CF31 4GF

Offers Over
£455,000

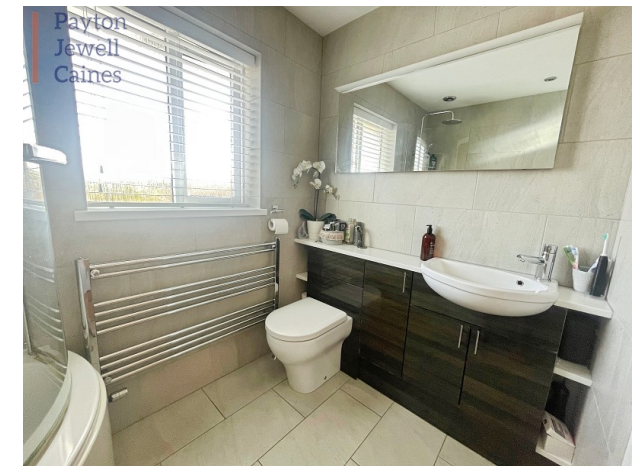
PJC PAYTON
JEWELL
CAINES

Ysbryd-y-coed, Pen-y-fai, Bridgend County. CF31 4GF

BEAUTIFULLY PRESENTED extended four bedroom
DETACHED house comprising entrance hall, downstairs
w.c. kitchen/diner, utility, study, ORANGERY, EN SUITE
to master bedroom, family bathroom, enclosed rear
garden, off road parking and DOUBLE GARAGE.
Viewing recommended.

Offers Over £455,000 - Freehold

- Four bedroom detached house
- Beautifully presented throughout
- Orangery / Study / Council tax -
- Downstairs w.c. / family bathroom / EN SUITE
- Kitchen/diner and utility, EPC -
- Driveway parking / double garage
- EPC - C / Council tax - F



DESCRIPTION

Introducing this immaculately presented and spacious four bedroom DETACHED house comprising entrance hall, downstairs w.c. kitchen/diner, utility, study, ORANGERY, EN SUITE to master bedroom, family bathroom, enclosed rear garden, off road parking and DOUBLE GARAGE. Viewing recommended.

ENTRANCE (14' 9" max x 6' 7" max) or (4.50m max x 2.0m max)

Via PVCu frosted leaded glazed front door into the entrance hall finished with artexed and coved ceiling, emulsioned walls, radiator and Karndean wood effect flooring. Doors leading to study, WC, lounge and kitchen/diner. Staircase leading to the first floor.

DOWNSTAIRS W.C. (5' 7" x 2' 4") or (1.70m x 0.70m)

Artexed ceiling, emulsioned walls, wall mounted security system, frosted PVCu window overlooking the front of the property, radiator and Karndean flooring. Two piece suite comprising low level WC and corner wall mounted sink with tiling to splash back area and mirror above.

LOUNGE (15' 9" x 11' 6") or (4.80m x 3.50m)

Measurements into the bay. Artexed and coved ceiling, emulsioned walls, PVCu bay fronted window overlooking the front, radiator, focal fireplace with stone surround, gas fire and marble hearth, and Karndean flooring.

STUDY (11' 2" x 8' 2") or (3.40m x 2.50m)

PVCu bay window to the front, artexed ceiling, emulsioned walls, Karndean flooring and radiator. Fitted shelving and desk area.

KITCHEN/DINER (26' 11" x 10' 6") or (8.20m x 3.20m)

Emulsioned and coved ceiling, spot light, decorative lights over the dining table area, emulsioned walls with tiling to splash back areas, radiator, PVCu window overlooking the rear garden and Karndean flooring. A range of wall and base units with complementary work surface. Built in microwave and oven. Four ring gas hob with overhead extractor hood. Built in dishwasher. Franke stainless steel sink and drainer with mixer tap. Opening into the Orangery. Door leading to utility room.

UTILITY (8' 6" x 4' 11") or (2.60m x 1.50m)

Artexed ceiling, emulsioned walls with tiling to splash back area, radiator, wall mounted boiler, space for freestanding fridge/freezer, stainless steel sink and drainer. Base unit with complementary work surface. Space for washing machine. Glazed door leading to the side of the property. Door leading to storage/pantry.

ORANGERY (17' 9" x 10' 6") or (5.40m x 3.20m)

Emulsioned ceiling and walls, lantern skylight, spot lights, PVCu windows overlooking the side and rear of the property, PVCu French doors leading out to rear garden, radiator and Karndean flooring.

FIRST FLOOR LANDING

Via stairs with fitted carpet and spindle balustrade. Emulsioned ceiling and walls, access into attic, radiator and fitted carpet. Doors to four bedrooms and family bathroom. Airing cupboard.



BEDROOM 1 (12' 2" x 13' 1") or (3.70m x 4.00m)

Emulsioned ceiling and walls, PVCu window overlooking the front elevation, radiator and fitted carpet. Built in wardrobes. Solid oak door leading to ensuite.

EN SUITE (6' 11" x 5' 7") or (2.10m x 1.70m)

Emulsioned ceiling, spot lights, extractor fan, chrome towel rail, electric light up mirror, shaver point, vanity mirror, PVCu frosted glazed window overlooking the front of the property, tiled walls and tiled flooring. Three piece suite comprising vanity unit with quartz work surface and low level WC and a further vanity unit with quartz work surfaces housing the sink with mixer tap, and shower enclosure with rainforest shower head and hand attachment.

BEDROOM 2 (14' 1" x 8' 10") or (4.30m x 2.70m)

Emulsioned ceiling and walls, radiator, PVCu window overlooking the front of the property, radiator and fitted carpet.

BEDROOM 3 (11' 6" x 7' 7") or (3.50m x 2.30m)

Emulsioned ceiling and walls, PVCu window overlooking the rear of the property, alcoves, radiator and fitted carpet.

BEDROOM 4 (10' 10" max x 9' 6" max) or (3.30m max x 2.90m max)

Emulsioned ceiling and walls, radiator, PVCu window overlooking the rear of the property and fitted carpet.

FAMILY BATHROOM (7' 3" x 5' 3") or (2.20m x 1.60m)

Emulsioned ceiling, spot lights, extractor, tiled walls, chrome towel rail and tiled flooring. Three piece suite comprising vanity unit with quartz work surface housing the WC and sink with mixer tap, P shaped bath with rainforest shower head and hand attachment. Electric mirror and PVCu frosted window to the rear of the property.

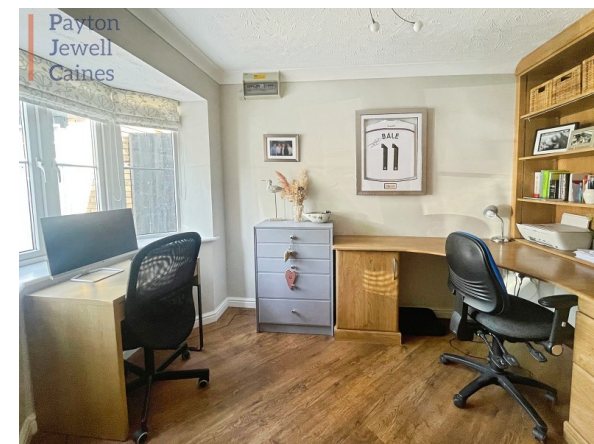
OUTSIDE

Enclosed rear garden with patio area ideal for garden furniture and the remainder laid to lawn with mature trees and shrubs. Courtesy door to the side of the garage.

The front of the property has a Tarmac double driveway and area laid to lawn with mature shrub and decorative stone. Access at the side of the property to the rear garden.


DOUBLE GARAGE

Detached double garage. Courtesy door to garden.

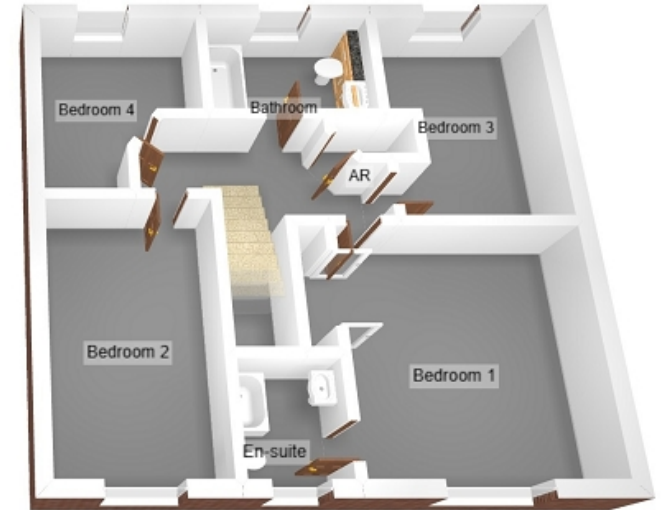
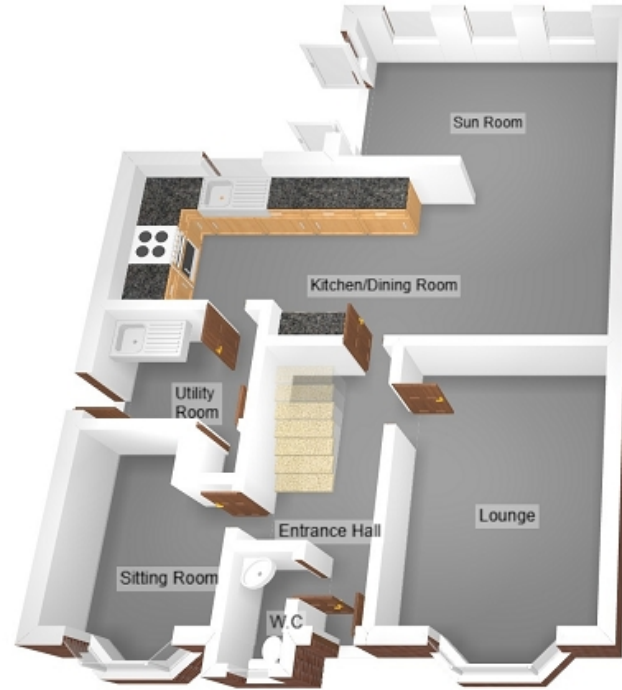


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk