

Payton
Jewell
Caines



Rees Row, Bryncethin, Bridgend County.
CF32 9TR

£185,000

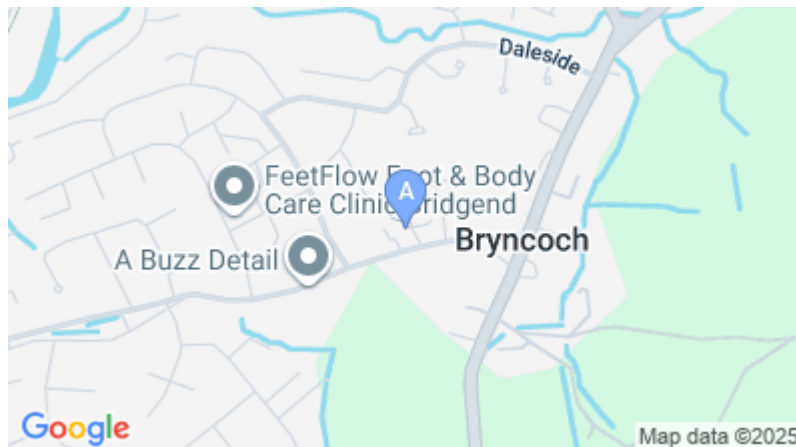
PJC PAYTON
JEWELL
CAINES

Rees Row, Bryncethin, Bridgend County. CF32 9TR

Two bedroom mid terrace CHARACTER COTTAGE comprising lounge, kitchen, UTILITY, DOWNSTAIRS WC, two bedrooms, bathroom, on road parking to front and rear courtyard. The property retains many traditional features with modern upgrades. Sold as seen, furniture to remain. Ideal Airbnb.

£185,000 - Freehold

- Two bedroom mid terrace character cottage
- Lounge/ EPC - , Council tax band - B
- Kitchen/diner plus utility
- Downstairs WC and upstairs bathroom
- On road parking to the front
- Traditional features with modern upgrades



DESCRIPTION

Two bedroom mid terrace character cottage located in a quaint dead end street and comprising lounge, kitchen, utility, downstairs WC, two bedrooms, bathroom, on road parking to front and rear courtyard. The property retains many traditional features with modern upgrades. Sold as seen, furniture to remain. Ideal Airbnb.

The property is situated in Bryncethin giving easy access to the M4 at junction 36 as well as the Princess Of Wales Hospital, McArthur Glen retail park and is within a short drive of Bridgend town centre giving access to the main line train station, facilities and amenities.

ENTRANCE PORCH (4' 3" x 5' 7") or (1.30m x 1.70m)

Via PVCu leaded frosted glazed door into the porch finished with emulsions and beam ceilings, frosted leaded glazed window to the front elevation, built in storage, emulsions walls with wooden cladding and wood effect vinyl flooring. Double wooden leaded glazed door into the lounge.

LOUNGE (17' 9" x 11' 10") or (5.40m x 3.60m)

Emulsions ceiling, original beams, part papered/ part emulsions walls, two PVCu leaded windows overlooking the front elevation, radiator and fitted carpet. Fireplace with wooden mantel, tiled hearth and gas coal effect fire. Staircase leading to first floor with wrought iron handrail. Double wooden leaded frosted glazed doors leading into the kitchen.

KITCHEN/DINER (13' 1" x 9' 2") or (4.00m x 2.80m)

Emulsions and coved ceiling, Velux window, emulsions walls with tiling to splash back areas, PVCu leaded glazed door with side panel leading out to the rear courtyard, radiator and tiled flooring. A range of wall and base units with complementary work surface. Integrated fridge. Oven and grill with four ring gas hob and overhead concealed extractor. Stainless steel sink and drainer with mixer tap. Door to utility.

UTILITY (5' 7" x 5' 7") or (1.70m x 1.70m)

Emulsions and coved ceiling, extractor fan, emulsions walls, Velux window, work top with under counter space for washing machine and further under counter appliance, combination boiler, radiator and tiled flooring. Wooden bi-folding frosted door leading to downstairs WC.

DOWNSTAIRS W.C. (5' 7" x 2' 11") or (1.70m x 0.90m)

Emulsions and coved ceiling, extractor, part emulsions/part panelled walls, tiling to splash back areas, built in storage and PVCu frosted glazed window overlooking the rear elevation. Two piece suite comprising low level WC and vanity sink unit with mixer tap.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wrought iron hand rail. Emulsions ceiling, spot lights, papered walls with original stone features. Doors leading to two bedrooms and bathroom. Sliding wooden door leading to storage.

BEDROOM 1 (10' 2" x 6' 11") or (3.10m x 2.10m)

Emulsions ceiling and walls, PVCu leaded glazed window to the front elevation, radiator and fitted carpet.



BEDROOM 2 (9' 2" x 6' 11") or (2.80m x 2.10m)

Emulsioned ceiling, spot lights, emulsioned walls with two feature papered walls, radiator, PVCu leaded glazed window overlooking the front elevation and fitted carpet.

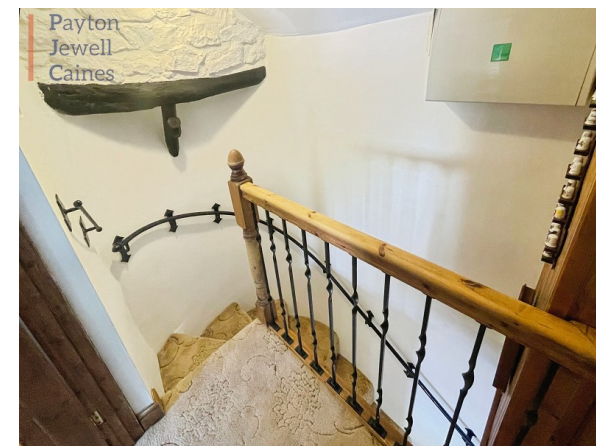
BATHROOM (10' 2" max x 4' 7") or (3.10m max x 1.40m)

Emulsioned ceiling and walls, tiling to splash back areas, chrome towel rail, PVCu frosted glazed window overlooking the rear elevation and wood effect vinyl flooring. Three piece suite comprising low level WC, sink and bath.

OUTSIDE

Enclosed rear courtyard with space for plant pots.

On road parking to the front of the property. Old stone wall with wrought iron gate leading to paved courtyard.



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		
(69-80) C		77
(55-68) D	63	
(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

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