



Payton
Jewell
Caines

Wigan Terrace, Bryncethin, Bridgend
County. CF32 9YE

£184,995

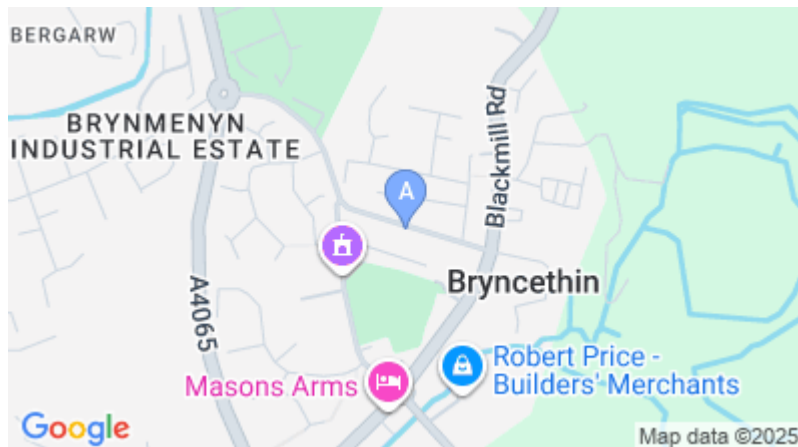
PJC PAYTON
JEWELL
CAINES

Wigan Terrace, Bryncethin, Bridgend County. CF32 9YE

Three bedroom mid terrace house comprising entrance porch, entrance hall, lounge/diner, kitchen, family bathroom, three bedrooms, ENCLOSED REAR GARDEN. Early viewing highly recommended.

£184,995 - Freehold

- Three bedroom mid terrace house
- Lounge/diner
- Family bathroom
- Enclosed rear garden
- EPC - D , Council tax band -
- Ideal first time purchase



DESCRIPTION

Introducing this three bedroom mid terrace house comprising entrance porch, entrance hall, lounge/diner, kitchen, family bathroom, three bedrooms, ENCLOSED REAR GARDEN. Early viewing highly recommended.

Within the village location of Bryncethin which is served with local shops, public houses/restaurants. Good road access to M4 corridor, McArthur Glenn Designer outlet, Sainsbury's and Bridgend Town centre.

ENTRANCE (3' 11" x 2' 11") or (1.20m x 0.90m)

Via glazed composite front door into entrance porch finished with papered ceiling, emulsioned walls, feature panelling and Victorian style tiled flooring. Glazed door leading into the entrance hall.

ENTRANCE HALL

Papered and coved ceiling, smoke alarm, emulsioned walls, radiator, continuation of the feature panelling and a continuation of the Victorian style tiled flooring. Stairs to first floor. Door leading to lounge/diner.

LOUNGE/DINER (21' 8" x 11' 6") or (6.60m x 3.50m)

Emulsioned ceiling and walls, feature papered wall, two radiators, PVCu window with blinds to the front and rear of the property, feature fireplace with exposed brick and marble hearth and engineered flooring. Glazed door leading to kitchen.

KITCHEN (10' 6" x 9' 2") or (3.20m x 2.80m)

Artexed and coved ceiling, emulsioned walls, tiling to splash back areas, PVCu window overlooking the rear garden with blinds. A range of wall and base units with complementary work surface. Stainless steel one and a half basin sink with mixer tap. Integrated dishwasher, oven and four ring stainless steel gas hob, stainless steel and glass extractor hood. Space for fridge/freezer. Door leading to under stairs storage. PVCu frosted glazed door leading out to the rear garden.

FIRST FLOOR LANDING

Via stairs with painted treads, carpet and spindle balustrade. Textured and coved ceiling, access to attic with ladder and partially boarded, emulsioned walls with decorative panelling and fitted carpet. Doors leading to bathroom and three bedrooms.

BATHROOM (10' 6" x 8' 2") or (3.20m x 2.50m)

Artexed and coved ceiling, radiator, two frosted PVCu windows overlooking the rear, tiled walls and flooring. Three piece suite comprising low level WC, pedestal sink and corner bath with mixer tap, hand attachment and shower curtain rail. Door to airing cupboard housing Viessmann combination boiler.

BEDROOM 1 (12' 6" x 8' 10") or (3.80m x 2.70m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the front of the property, radiator and laminate flooring. Fitted wardrobes either side of the bed and above.

BEDROOM 2 (9' 10" max x 9' 6") or (3.00m max x 2.90m)

Measurements into the alcove. Stippled and coved ceiling, emulsioned walls, PVCu window overlooking the rear of the property, radiator and laminate flooring.



BEDROOM 3 (9' 6" x 6' 7") or (2.90m x 2.00m)

Emulsioned and coved ceiling, access to attic, emulsioned walls, PVCu window overlooking the front of the property, radiator and fitted carpet.

OUTSIDE

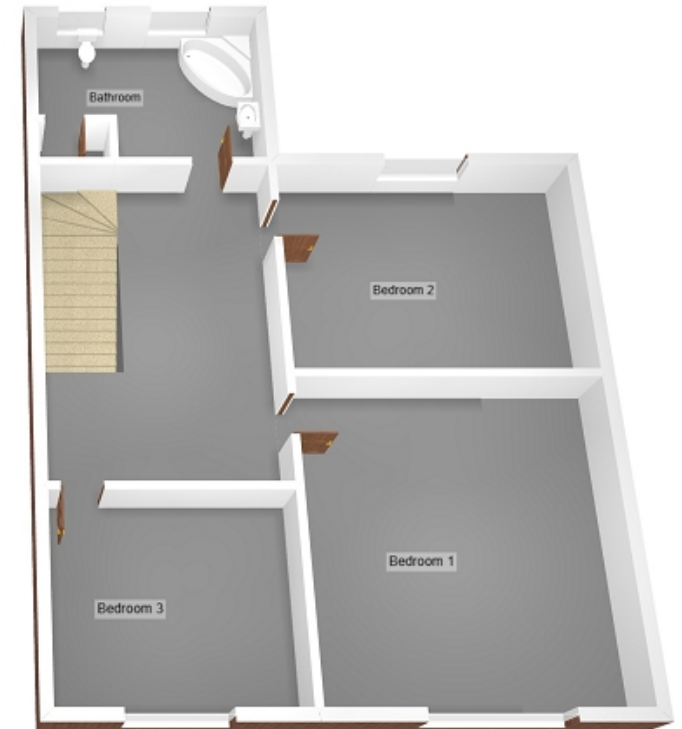
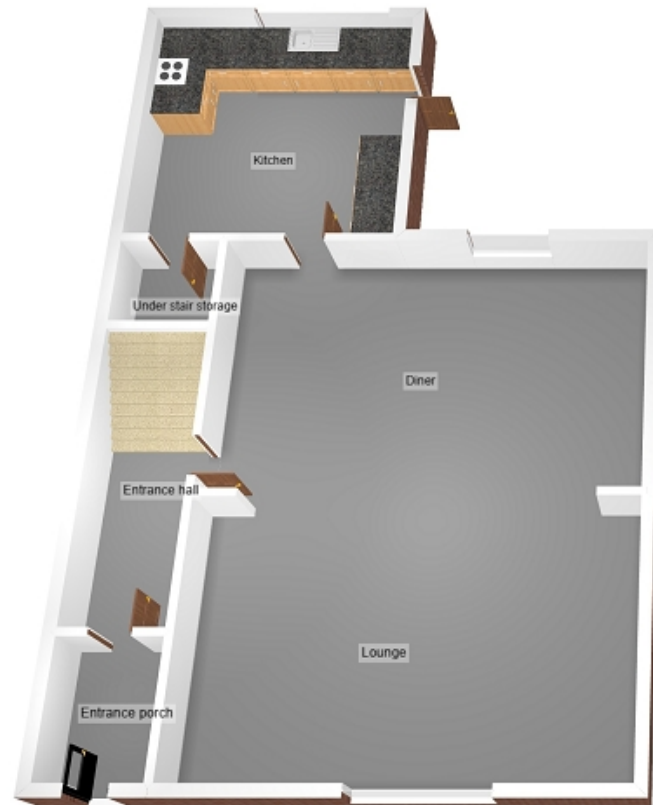
Enclosed rear garden with lean to and block paved area below, step leading to lawned area and pathway leading to the rear of the garden with further patio area. Brick outbuilding with PVCu glazed door, PVCu window and power installed.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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.



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