



Bakers Way, Bryncethin, Bridgend County.
CF32 9PX

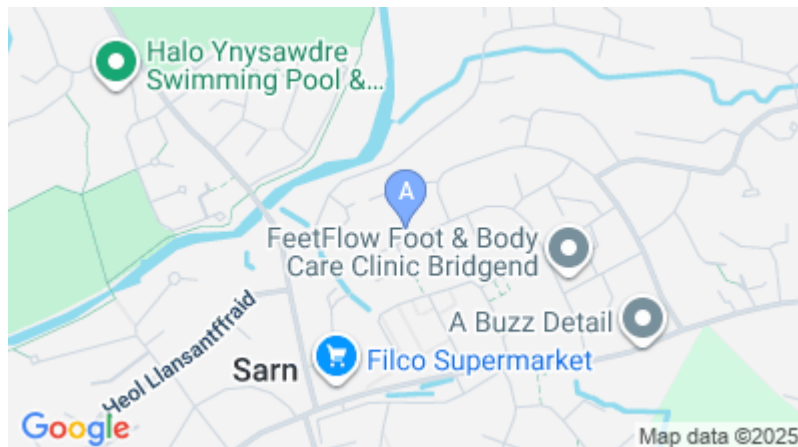
Offers Over
£210,000

Bakers Way, Bryncethin, Bridgend County. CF32 9PX

Traditional three bedroom end terrace house comprising entrance hall, open plan kitchen/diner, lean-to conservatory, three bedrooms, shower room, enclosed front and rear gardens, ample OFF ROAD PARKING and DOUBLE GARAGE. Viewing recommended. Sold with NO ONGOING CHAIN.

Offers Over £210,000 - Freehold

- Three bedroom end terrace house
- Open plan kitchen/diner
- Lean-to conservatory
- Front & rear gardens
- Off road parking and double garage
- No ongoing chain/ Council tax - B / EPC - D



DESCRIPTION

Traditional three bedroom end terrace house comprising entrance hallway, lounge, kitchen/diner, three bedrooms, shower room, enclosed front and rear gardens, off road parking and double garage. Viewing recommended.

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

Traditional three bedroom end terrace house

Ideal first time or investment purchase

No ongoing chain

ENTRANCE

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

ENTRANCE HALL

Textured and coved ceiling with pendant light, plastered and emulsioned walls, skirting, radiator and laminate flooring in black tile effect. Door leading to the kitchen/diner and stairs leading to the first floor.

L SHAPED KITCHEN / DINER (17' 11" max x 13' 3" max) or (5.45m max x 4.04m max)

Textured and coved ceiling with two pendant lights, plastered and emulsioned walls, tiling in brick effect cream gloss to the splash back areas, skirting and a continuation of the laminate flooring. A range of base and wall units in gloss cream with complementary roll top wood effect laminate work surfaces. Four ring gas hob with overhead chrome extractor fan, integrated electric oven, space for freestanding dishwasher and integrated under counter fridge. Door leading to under stairs storage cupboard, space for family dining table and chairs. Three PVCu double glazed windows, one to the front, side and rear of the property and PVCu part glazed and frosted door leading out to the rear garden. Opening into the lounge and conservatory.

LOUNGE (17' 11" max x 10' 3" max) or (5.46m max x 3.13m max)

Plastered, emulsioned and coved ceiling with two pendant lights, plastered and emulsioned walls, skirting and a continuation of the laminate flooring. Feature chimney breast with marble opening, large PVCu double glazed window overlooking the front of the property and radiator. Double opening into the lean-to conservatory.

LEAN-TO/CONSERVATORY (12' 1" max x 8' 4" max) or (3.69m max x 2.53m max)

Perspex lean-to roof, plastered and emulsioned walls, dwarf walls with PVCu double glazed panels, skirting, continuation of the laminate flooring and PVCu double glazed French doors leading out to the rear garden. Two wall mounted lights.



LANDING

Via stairs with fitted carpet. Plastered and emulsioned ceiling with pendant light, coving and loft access, plastered and emulsioned walls, skirting and fitted carpet. Large PVCu double glazed window overlooking the rear of the property and door leading into the airing cupboard housing the gas fired combination boiler with shelving. Doors leading to three bedrooms and family bathroom.

BEDROOM 3 (8' 9" x 7' 1") or (2.67m x 2.15m)

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the side of the property and radiator. Opening into a built in storage cupboard with hanging rails and shelving.

BEDROOM 2 (11' 11" max x 9' 11" max) or (3.63m max x 3.02m max)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in storage cupboard with hanging rails and shelving.

BEDROOM 1 (11' 8" x 10' 4") or (3.56m x 3.14m)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in wardrobe.

SHOWER ROOM (6' 4" x 5' 10") or (1.94m x 1.79m)

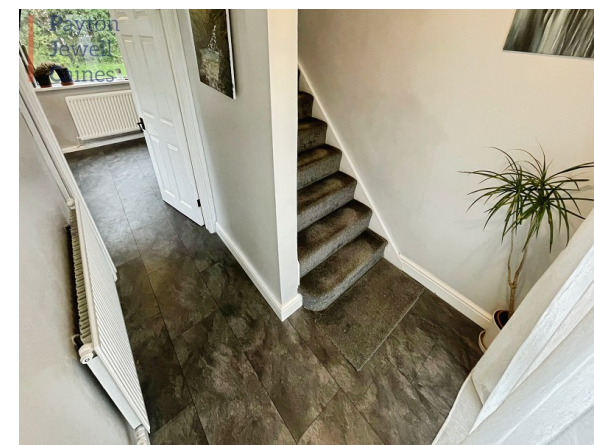
Textured and coved ceiling with centre light and extractor fan, part tiled, part emulsioned walls. Vinyl flooring tile effect, wall mounted chrome towel rail and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising w.c. and ceramic wash hand basin with chrome mixer tap set in a vanity unit and large walk in corner shower with curved sliding glass screen and overhead chrome mixer shower with handheld shower attachment.

OUTSIDE

Off road parking for two/three vehicles, area of decorative stone with borders of mature shrubbery all enclosed via metal gates. Poured concrete path leading to the front door and outside lighting.

Large space to the side providing ample off road parking laid to stone, enclosed by block walls. Access to the double garage via a roller shutter door with power and lighting, PVCu window and courtesy side door. Block built outbuilding with two access doors currently housing the washing machine and tumble dryer and outside w.c.

Enclosed and private rear garden laid to Indian sandstone patio with area laid to lawn, further hard standing for shed, concrete pathway.



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	66	
(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