

FOR
SALE



9 Bryntirion Hill, Bridgend, Mid Glamorgan CF31 4BY

£315,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Three bedroom detached house situated in the highly regarded residential area of Bryntirion Hill, this detached house offers convenient access to Bridgend Town Centre, local schools, and excellent transport links to the M4 corridor and mainline train network. McArthur Glen Designer Outlet is close by offering excellent retail and restaurant facilities. The property comprises entrance hall, downstairs WC, lounge, kitchen, utility, dining room, conservatory, three bedrooms, family bathroom, enclosed rear garden, off road parking and garage. Early viewing highly recommended.

POINTS OF INTEREST

- Three bedroom detached house
- Downstairs WC
- Two reception rooms
- Kitchen plus utility
- Conservatory
- Enclosed rear garden



ROOM DESCRIPTIONS

Entrance

Via wooden door with two aluminium double glazed windows either side into the entrance hall finished with polystyrene tiled ceiling, coving, centre pendant light, smoke alarm, papered walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Doors to downstairs WC, lounge, dining room and kitchen. Storage cupboard housing electric consumer box, electric meter and shelving. Door to under stair storage with shelving, hanging rail and aluminium double glazed window overlooking the front of the property.

Downstairs WC

1.60m x 0.84m (5' 3" x 2' 9") Textured ceiling, centre light, emulsioned walls with one feature papered border, stained glass single glazed window overlooking the side of the property, radiator, skirting and tile effect vinyl flooring. Two piece suite comprising low level WC and wall hung ceramic sink with chrome taps and tiling to splash back area.

Kitchen

3.15m x 3.40m (10' 4" x 11' 2") Textured ceiling, centre strip light, smoke alarm, emulsioned walls with half height tiling to splash back areas, skirting and tile effect vinyl flooring. A range of wall and base units with complementary square edge work surface. Space for freestanding washing machine. Inset stainless steel sink with chrome taps. Floor mounted gas boiler. Space for freestanding cooker. Door leading to pantry cupboard with shelving and single glazed timber window. Space for dining room table and chairs. Door to utility.

Utility

1.34m x 2.87m (4' 5" x 9' 5") Emulsioned vaulted ceiling, part emulsioned/part papered/part tiled walls, PVCu frosted double glazed door leading to the rear and painted concrete flooring. Space for freestanding fridge and freezer. Wooden single glazed door leading to the front.

Dining Room

3.51m x 4.00m (11' 6" x 13' 1") Textured papered ceiling, centre fan light, papered walls, sliding aluminium double glazed door leading to conservatory, radiator, feature electric fire with wooden mantel, two wall mounted lights, skirting and fitted carpet.

Conservatory

3.09m x 3.20m (10' 2" x 10' 6") Perspex roof, PVCu double glazed panels set on dwarf wall, PVCu double glazed door leading out to the rear garden, two wall mounted lights, skirting and tiled flooring.

Lounge

3.70m x 4.47m (12' 2" x 14' 8") Polystyrene tiled ceiling, centre pendant light, coving, textured papered walls, feature electric fire with brick surround, hearth and mantel, two wall mounted lights, PVCu double glazed box bay window overlooking the front of the property, radiator, skirting and fitted carpet.

First floor landing

Via stairs with fitted hand rail and fitted carpet. Polystyrene tiled ceiling, centre pendant light, smoke alarm, access to loft which is fully boarded, papered walls, aluminium double glazed window overlooking the front of the property, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom. Airing cupboard housing hot water tank and shelving.

Family Bathroom

1.89m x 2.19m (6' 2" x 7' 2") Textured ceiling, centre light, part papered/part tiled walls, two aluminium frosted double glazed windows overlooking the side, radiator, skirting and tile effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and bath with chrome taps and overhead electric shower.

Bedroom 1

3.77m x 4.52m (12' 4" x 14' 10") Polystyrene tiled ceiling, centre fan light, coving, papered walls, aluminium double glazed window overlooking the front, radiator, skirting and fitted carpet. Built in wardrobes with hanging rails.

Bedroom 2

3.18m x 3.99m (10' 5" x 13' 1") Polystyrene tiled ceiling, coving, centre fan light, papered walls, radiator, aluminium double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in storage cupboard with shelving and hanging rail.

Bedroom 3

2.74m x 2.92m (9' 0" x 9' 7") Polystyrene tiled ceiling, centre pendant light, coving, textured papered walls, radiator, aluminium double glazed window overlooking the rear, skirting and fitted carpet. Built in storage cupboard with hanging rails and shelving.

Outside

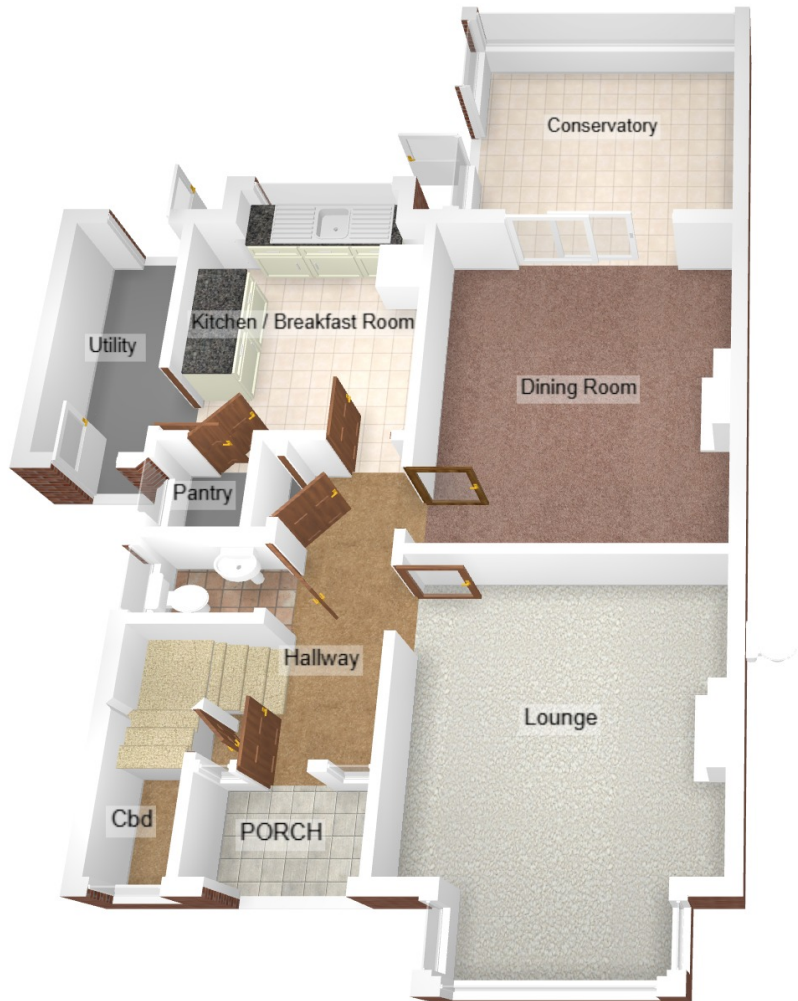
Good sized enclosed rear garden laid to patio with steps leading to a pathway, area laid to lawn, raised beds. Standing for a greenhouse and further raised beds to the rear and side. Storage shed. Outside tap. Outside lighting.

Off road parking to the front of the property for two vehicles leading to garage. Raised beds with mature shrubs. Arch porch over the front door.

Garage

Extended to allow for two vehicles. Accessed via traditional up and over door. Power and lighting installed. Window.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	