

FOR
SALE



28 Rhodfa Bryn Castell, Bridgend, Mid Glamorgan CF31 4PB

£249,999 - Freehold

Payton
Jewell
Caines

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PROPERTY SUMMARY

Introducing this three bedroom end of terrace house situated within the Cefn Glas new development. The property is well presented throughout and comprises entrance hall, downstairs WC, lounge, kitchen/diner, three bedrooms with en-suite to master bedroom, family bathroom, enclosed rear garden and off road parking to the rear.

Ideally located for Bryntirion Secondary School, Llangwydd Court and Bryntirion Primary School as well as on a local bus route into the centre of Bridgend town centre. Good access to the M4 corridor. Viewing highly recommended.

POINTS OF INTEREST

- Three bedroom end terrace house
- Ensuite to bedroom 1
- Downstairs WC
- Kitchen/diner
- Lounge
- Enclosed rear garden
- Off road parking to the rear



ROOM DESCRIPTIONS

Entrance

Via composite frosted glazed front door finished with emulsioned ceiling and walls, smoke alarm, radiator and fitted carpet. Doors leading to downstairs WC and lounge.

Downstairs WC

0.90m x 1.70m (2' 11" x 5' 7") Emulsioned ceiling and walls, black towel rail, frosted PVCu window overlooking the front of the property and wood effect herringbone vinyl flooring. Two piece suite comprising low level WC and corner pedestal wash hand basin with tiling to splash back.

Lounge

3.70m max x 4.40m (12' 2" max x 14' 5") Emulsioned ceiling and walls with feature panelled wall, light fitting to remain, smoke alarm, PVCu window overlooking the front of the property with Venetian black blinds, radiator and fitted carpet. Doors to under stairs storage and kitchen/diner.

Kitchen/Diner

2.90m x 4.60m (9' 6" x 15' 1") Emulsioned ceiling with spot lights, light fitting above the dining area, PVCu window overlooking the rear of the property, PVCu French doors leading out to the rear garden and herringbone wood effect vinyl flooring. A range of wall and base units with complementary work surface. Plinth lighting. Integrated appliances to include washer/dryer, dishwasher, fridge/freezer, four ring ceramic hob, oven with stainless steel splash back and stainless steel extractor hood. Rangemaster black one and a half sink and drainer with mixer tap. Ideal logic combination boiler.

First floor landing

Via stairs with spindle balustrade and fitted carpet. Emulsioned ceiling and walls, access to loft and smoke alarm. Doors leading to three bedrooms, bathroom and storage cupboard.

Bedroom 1

3.10m x 3.60m (10' 2" x 11' 10") Emulsioned ceiling, smoke alarm, emulsioned walls, PVCu window overlooking the front of the property with Venetian black blinds, radiator and fitted carpet. Built in storage. Door leading to en-suite.

En-suite

1.60m x 2.00m (5' 3" x 6' 7") Emulsioned ceiling and walls, tiling to splash back areas, extractor fan, black towel rail, frosted PVCu window overlooking the front of the property and herringbone wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and shower cubicle with glass sliding door and chrome mixer shower.

Bedroom 2

2.20m x 2.60m (7' 3" x 8' 6") Emulsioned ceiling, smoke alarm, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet.

Bedroom 3

1.90m x 2.30m (6' 3" x 7' 7") Emulsioned ceiling, smoke alarm, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet.

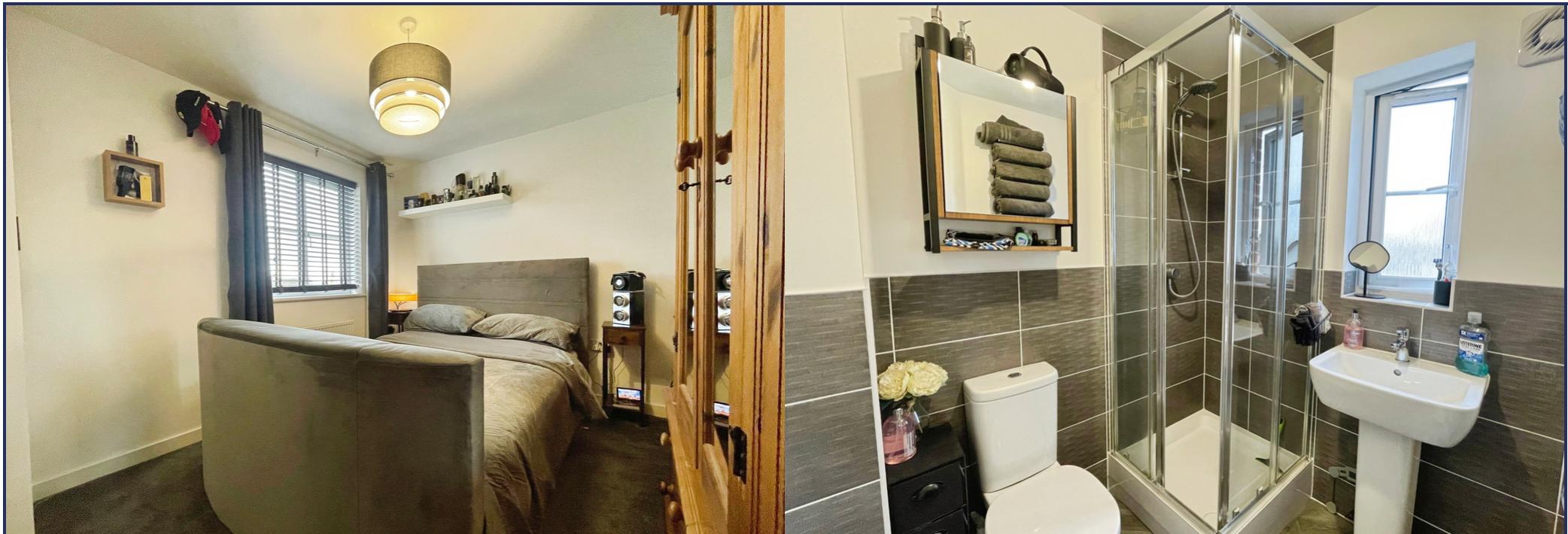
Family Bathroom

1.80m x 1.70m (5' 11" x 5' 7") Emulsioned ceiling and walls, extractor fan, tiling to splash back areas, black towel rail, PVCu frosted window overlooking the side of the property and wood effect herringbone vinyl flooring. Three piece suite comprising low level WC, pedestal sink with mixer tap, bath with mixer tap, glass shower screen and electric overhead shower.

Outside

Enclosed rear garden laid to lawn with paved patio areas ideal for garden furniture. Side gated access to the front of the property. Power sockets. Outside tap.

The front of the property is laid to bark chippings and mature shrubs with steps leading to the front door with external lighting. Off road parking to the rear of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		83
(69-80)	C		
(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			