

Payton
Jewell
Caines



Underwood Place, Brackla, Bridgend
County. CF31 2LR

£255,000



Underwood Place, Brackla, Bridgend County. CF31 2LR

A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY comprising entrance hall, downstairs w.c. lounge and open plan kitchen/diner to the ground floor and 3 bedrooms with EN SUITE to the master bedroom and family bathroom to the first floor. Further benefits from an enclosed private rear garden, driveway parking and DETACHED GARAGE.

£255,000 - Freehold

- Beautifully presented three bedroom semi detached house
- Open plan kitchen / diner
- Close to Tremains Primary school
- Enclosed West facing rear garden
- Driveway parking and garage
- EPC- C / Council tax - D



DESCRIPTION

Introducing this immaculately presented three bedroom semi detached property situated within the modern development of Brackla which is within close proximity to local schools, shops and good road access to Bridgend town centre and the M4 corridor. The property benefits from a lounge, modern open plan kitchen / diner with integrated appliances, downstairs cloakroom, en suite to master bedroom, single detached garage and driveway parking. Viewing comes highly recommended to fully appreciate this delightful family home.

Key Features;

Private West facing rear garden

Open plan kitchen / diner

Single garage with driveway

BEAUTIFULLY PRESENTED THROUGHOUT

ENTRANCE

Via part frosted glazed front door into the entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling, emulsioned walls, skirting, wood effect laminate flooring, under stairs storage and doorway through to the downstairs w.c.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned ceiling and walls with one feature papered wall, skirting and a continuation of the laminate flooring. Two piece suite in white comprising w.c. corner wall mounted wash hand basin with chrome mixer tap and ceramic tiles to the splash back.

OPEN PLAN KITCHEN/DINER (17' 3" x 9' 0") or (5.25m x 2.75m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front and one to the side and PVCu double glazed sliding patio doors leading out to the rear patio. Emulsioned and coved ceiling, emulsioned walls, skirting and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted shaker style units in taupe with a complementary roll top work surface and splash back plinth. Inset sink with swan neck tap and drainer, integrated fridge/freezer, microwave oven and a self cleaning oven. Induction hob with overhead extractor hood, integrated dishwasher and washing machine and wall mounted Ideal Icos gas fired boiler. Ample space for dining table and chairs.

LOUNGE (9' 6" x 17' 3") or (2.90m x 5.25m)

Dual aspect natural light via PVCu double glazed window to the front and one to the side and finished with emulsioned and coved ceiling, emulsioned walls, skirting and a continuation of the wood effect laminate flooring.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and fitted storage cupboard housing the hot water tank and additional storage.



BEDROOM 1 (12' 10" x 9' 2") or (3.90m x 2.80m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Two sets of double fitted wardrobes and a doorway through to the en suite.

EN SUITE

PVCu frosted double glazed window to the side, emulsioned ceiling with ceiling mounted extractor, full height ceramic tiles to the wall and to the floor and a wall mounted heated chrome towel rail. Three piece suite in white comprising w.c. wash hand basin with chrome waterfall tap and storage below and a separate shower cubicle housing a plumbed shower with hand attachment and rainwater head and a concertina glazed door.

FAMILY BATHROOM

PVCu frosted glazed window to the front, emulsioned ceiling with ceiling mounted extractor, emulsioned walls, skirting and wood effect waterproof laminate flooring. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer tap and shower attachment. Ceramic tiles to all splash backs, wall mounted shaver point and heated chrome towel rail.

BEDROOM 2 (9' 6" x 10' 2") or (2.90m x 3.10m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and wood effect laminate flooring.

BEDROOM 3 (9' 10" x 6' 11") or (3.00m x 2.10m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet.

OUTSIDE

To the side of the property is the single garage with traditional up and over door with power and light and a courtesy door from the rear patio and two car parking spaces to the front. To the back of the garage is a PVCu double glazed window.

Enclosed West facing rear garden laid to two tiers, top tier is laid to Indian sandstone with side gated access back to the front and stairs leading down to an enclosed lower garden enclosed by closed board fence laid to patio and lawn, further Indian sandstone patio to the bottom with raised perimeter beds. Outside lighting and an outside tap.

DIRECTIONS

Travelling from Bridgend towards Coity roundabout take the third exit onto Heol Spencer, carry on through two sets of traffic lights. At the roundabout take the first exit, continue along taking the second exit off roundabout into Brackla. At the next roundabout take the first left onto Channel View and the third right turning onto Underwood Place where the property can be found.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.

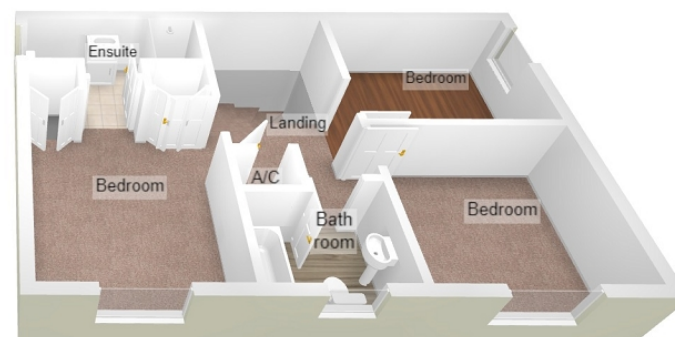


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	78	
(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	

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