

Payton
Jewell
Caines



Gwaun Coed, Brackla, Bridgend, Bridgend
County. CF31 2HS

£289,950



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Two/three bedroom DETACHED BUNGALOW comprising entrance hall, lounge, reception two/bedroom three, kitchen, bathroom, enclosed rear garden, DRIVEWAY PARKING for two/three vehicles and DETACHED SINGLE GARAGE. Viewing recommended.

£289,950 - Freehold

- Two/three bedroom detached bungalow
- Popular quiet cul de sac location
- Detached single garage with off road parking
- Income producing solar panels
- EPC - A / Council tax - D
- Viewing recommended



DESCRIPTION

Introducing this two/three bedroom detached bungalow situated in a sought after cul de sac in Brackla and within easy walking distance of the Triangle giving access to retail and food outlets. The property benefits from a detached single garage with good off road parking. Viewing recommended.

Key Features

Popular cul-de-sac within walking distance of The Triangle retail
Gardens to the front, side and rear
Detached single garage with driveway
Well presented throughout
Solar panels (owned) providing additional income for the next 12 years (information can be provided)
Freehold

ENTRANCE

Via side PVCu part glazed door leading into the entrance hall.

ENTRANCE HALL

Artexed and coved ceiling, emulsioned walls, fitted carpet, skirting and radiator. Doors leading off.

RECEPTION 2/BEDROOM 3 (9' 10" x 8' 10") or (3.0m x 2.69m)

Artexed and coved ceiling, papered and emulsioned walls, skirting, radiator and a continuation of the fitted carpet. PVCu window overlooking the front of the property with fitted venetian blinds.

LOUNGE (17' 3" max x 13' 11" max) or (5.25m max x 4.25m max)

Emulsioned and coved ceiling, emulsioned walls, skirting, fitted carpet and PVCu bay window with fitted blinds to remain.

KITCHEN (11' 10" x 8' 3") or (3.60m x 2.51m)

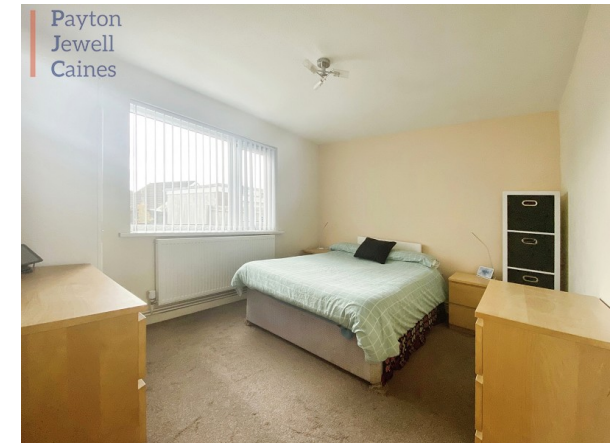
Artexed ceiling, emulsioned walls, ceramic tiled flooring, skirting and radiator. PVCu double glazed window to the side of the property with fitted blinds and PVCu half glazed/half panelled door. The kitchen comprises a range of white gloss wall and base units with complementary work surface housing a stainless steel one and half bowl sink with chrome mixer tap. Built in oven with hob and extractor, space for fridge/freezer and built in washing machine.

BATHROOM (7' 3" x 7' 3") or (2.22m x 2.20m)

Emulsioned ceiling with decorative coving, fully tiled walls, laminate flooring, two chrome towel rails and PVCu obscured window overlooking the side of the property. Built in vanity unit with wash hand basin with chrome mixer tap and power point, w.c. and enclosed shower with chrome waterfall shower, extractor and shower screen.

BEDROOM 1 (10' 10" max x 12' 3" max) or (3.30m max x 3.73m max)

Artexed ceiling, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.



BEDROOM 2 (11' 11" x 9' 11") or (3.63m x 3.03m)

Artexed ceiling, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear garden. Access to the loft which is partially boarded.

OUTSIDE

Large low maintenance rear garden bound by part wall and feather board fencing. Patio area with steps leading to the rear of the garage with decorative stone and seating areas. Driveway to the side of the property for parking 2/3 vehicles and outside water tap.

Open plan front garden with paved pathway bound by brick wall to two sides and chipping's to provide a low maintenance garden.


GARAGE (20' 4" x 12' 8") or (6.21m x 3.87m)

To the rear of the property, accessed via up and over door with courtesy side door, 6 power points and lighting. Pathway leading to the rear garden.



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

Floorplan & EPC

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

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

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