

Payton
Jewell
Caines



Ger-y-sedd, Brackla, Bridgend County. CF31
2LB

£395,000



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Well presented four bedroom DETACHED property comprising entrance hall, downstairs w.c. lounge, dining room, kitchen, utility CONSERVATORY, family bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing highly recommended.

£395,000 - Freehold

- Four bedroom detached house
- Four DOUBLE bedrooms
- Recently fitted kitchen with utility area
- Enclosed south facing rear garden
- Driveway parking and garage
- Viewing recommended
- EPC - / Council tax - F



DESCRIPTION

Introducing this well presented four bedroom DETACHED property comprising entrance hall, downstairs w.c. lounge, dining room, kitchen, utility CONSERVATORY, family bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing highly recommended.

The property sits within close proximity of Brackla primary schools, the Brackla Triangle Shopping Centre with doctors and dental surgeries, chemist, hairdressers and food outlets as well as the M4 corridor.

Key Features

Cul-de-sac of individually designed houses

Four double bedrooms

Integral single garage and driveway parking

Wood burning stove to the lounge

South facing rear garden

ENTRANCE

Via part glazed and frosted composite front door with glazed side panels into the entrance hall.

ENTRANCE HALL

Doors leading to the lounge, downstairs w.c. dining room and kitchen and stairs leading to the first floor. Textured and coved ceiling with centre light, smoke alarm, plastered and emulsioned walls, skirting and fitted tiled flooring in grey marble effect. Radiator and under stairs storage space.

DOWNSTAIRS W.C. (7' 7" x 3' 3") or (2.30m x 0.98m)

Textured ceiling with centre light, emulsioned walls with tiling to the splash back areas, radiator, skirting, a continuation of the tiled flooring from the hallway and PVCu frosted double glazed window overlooking the front of the property. Two piece suite comprising low level w.c. and vanity sink unit with chrome mixer tap.

DINING ROOM (11' 10" x 8' 11") or (3.61m x 2.72m)

Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, radiator, laminate flooring in wood effect and PVCu double glazed window overlooking the front of the property.

LOUNGE (22' 1" x 11' 3") or (6.74m x 3.43m)

Textured and coved ceiling with centre light, plastered and emulsioned walls with one textured wall, skirting, radiator and laminate flooring in wood effect. PVCu double glazed window overlooking the side of the property and PVCu sliding door leading to the rear garden. Feature log burner on a slate hearth.

KITCHEN (14' 8" max x 13' 5" max) or (4.47m max x 4.09m max)

Newly fitted kitchen finished with plastered, emulsioned and coved ceiling with three sets of spot lights, plastered and emulsioned walls with subway tiling in white gloss to the splash back areas and a continuation of the tiled flooring. A range of base and wall units in grey shaker style with complementary square edge granite work tops. Range cooker to remain with overhead chrome extractor fan, space for freestanding American fridge/freezer to remain. One and half inset stainless steel sink with chrome mixer tap, wall mounted radiator and centre island with further storage. PVCu double glazed window overlooking the conservatory and frosted double glazed door leading out to the conservatory.



CONSERVATORY (19' 0" x 6' 3") or (5.78m x 1.91m)

PVCu double glazed windows set on a dwarf wall, skirting, tiled flooring and PVCu double glazed French doors leading out to the rear garden. PVCu frosted double glazed door leading into the utility area.

UTILITY (8' 2" x 6' 3") or (2.49m x 1.90m)

Textured ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. A range of base and wall handless units with complementary roll top work surfaces. Inset stainless steel sink with chrome mixer tap, space for freestanding washing machine and tumble dryer. PVCu double glazed window overlooking the conservatory. Wooden door leading into the garage.

LANDING

Via stairs with fitted carpet. Textured ceiling with two pendant lights, loft access and smoke alarm. Plastered and emulsioned walls, skirting and fitted carpet. Built in storage area housing the gas combination boiler and shelving.

BEDROOM 1 (17' 5" x 11' 9") or (5.32m x 3.58m)

Plastered, emulsioned and coved ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Freestanding mirrored wardrobes to remain.

BEDROOM 2 (13' 3" x 11' 3") or (4.04m x 3.44m)

Textured ceiling with centre light, plastered and emulsioned walls, skirting, laminate flooring, radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 3 (12' 1" x 11' 3") or (3.68m x 3.42m)

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

BEDROOM 4 (13' 6" x 8' 2") or (4.11m x 2.49m)

Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

FAMILY BATHROOM (14' 8" x 7' 5") or (4.47m x 2.27m)

Newly fitted bathroom finished with plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in white marble effect. Four piece suite comprising corner bath with chrome taps, matching his and hers vanity sink unit with chrome mixer taps, low level w.c. and large walk in enclosed shower with sliding glass screen and overhead chrome shower. Radiator and frosted PVCu double glazed window overlooking the rear of the property.

OUTSIDE

Driveway parking to the front of the property for two vehicles with access to the garage. Area laid to lawn and concrete path leading to the rear of the property via a side gate.

Enclosed rear garden laid to patio, area of decorative stone housing the hot tub (which can also remain with the property) area laid to lawn and inbuilt log store.




GARAGE

Light and power access via traditional up and over door.



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		80
(55-68) D	64	
(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