



Payton
Jewell
Caines

Cae Bracla, Brackla, Bridgend County. CF31
2HF

£250,000



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Four bedroom end terrace house comprising entrance hall, dining room, kitchen, lounge, DOWNSTAIRS SHOWER ROOM, upstairs bathroom, four bedrooms plus LOFT ROOM, front and rear gardens, OFF ROAD PARKING and GARAGE.

£250,000

- Four bedroom end terrace house plus loft room
- Beautifully fitted Kitchen with pantry
- Generous lounge and separate dining room
- Downstairs shower room/ EPC - C , Council tax band - B
- Attic room/ single garage
- Off road parking for up to four vehicles



DESCRIPTION

A great sized four bedroom end terrace property which offers excellent living accommodation. The property is located in Brackla and is within walking distance of the Triangle shopping complex, local primary schools and ArchBishop Mcgrath comprehensive school. Brackla also benefits from quick links to the M4 corridor and A48. Viewing is highly recommended

Key Features

FREEHOLD

Single garage and car parking

Generous plot with front and rear gardens

FOUR bedrooms plus loft room

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with emulsioned ceiling, centre spot lights, emulsioned walls, skirting and laminate flooring. Stairs leading to the first floor. Wall mounted electric consumer box. Gas meter. Opening into the dining room.

DINING ROOM (15' 9" x 11' 9") or (4.81m x 3.59m)

Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, Door to under stairs cupboard with lighting, skirting and a continuation of the laminate floor. Space for dining room table and chairs. Large opening into the kitchen.

KITCHEN (22' 9" x 8' 5") or (6.93m x 2.57m)

Emulsioned ceiling with sunken spot lights, smoke alarm, emulsioned walls with tiling to splash back areas, skirting and a continuation of the fitted laminate flooring. A range of base units in a shaker style grey with wood grain and complementary roll top wood effect work surface. Large larder style corner cupboard. One and a half basin inset resin sink with chrome mixer tap. Space for large American fridge/freezer. Large Range gas cooker with overhead extractor fan. Integrated appliances to include washing machine, dishwasher and tumble dryer. PVCu double glazed window overlooking the rear garden and frosted PVCu double glazed door leading out to the rear garden.

DOWNSTAIRS SHOWER ROOM (8' 3" x 3' 4") or (2.51m x 1.01m)

Emulsioned ceiling, centre light, emulsioned walls with tiling to splash back area, wall mounted mirrored cabinet, frosted PVCu double glazed window overlooking the rear of the property, skirting and a continuation of the laminate flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and shower enclosure with bi-folding glass screen and chrome overhead shower.

LOUNGE (15' 7" x 13' 9") or (4.74m x 4.20m)

Emulsioned ceiling, centre pendant light, emulsioned walls with one feature red brick wall, radiator, PVCu double glazed French doors leading out to the front garden, skirting and wooden flooring.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Emulsioned ceiling, two sets of lights, access to loft, emulsioned walls, skirting and fitted carpet. Doors to family bathroom, four bedrooms and stair way leading to the loft room.



FAMILY BATHROOM (11' 10" x 11' 5") or (3.61m x 3.48m)

Emulsioned ceiling with sunken chrome spot lights, extractor fan, emulsioned walls with tiling to splash back areas, chrome towel radiator, two PVCu double glazed windows overlooking the rear of the property, skirting and tiled flooring. Four piece suite comprising low level vanity WC unit, vanity sink unit with chrome mixer tap and tiling to splash back area, large walk in shower enclosure with glass surround and overhead chrome shower mixer, bath with chrome taps and hand held shower attachment.

BEDROOM 1 (13' 8" x 13' 0") or (4.17m x 3.95m)

Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, space for large freestanding wardrobes, door to under stairs that could be developed for further storage space, skirting and fitted carpet.

BEDROOM 2 (13' 1" x 8' 11") or (3.98m x 2.72m)

Measurements to the face of the wardrobe. Emulsioned ceiling, centre pendant light, emulsioned walls, double built in wardrobe housing gas combination boiler with further room for storage, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

BEDROOM 3 (8' 5" x 6' 6") or (2.56m x 1.98m)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BEDROOM 4 (8' 5" x 6' 10") or (2.56m x 2.08m)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

SECOND FLOOR LANDING

Via stairs leading to attic room.

LOFT ROOM (13' 11" x 12' 6") or (4.23m x 3.81m)

Emulsioned ceiling with sunken spot lights, double glazed Velux window overlooking the rear of the property, emulsioned walls with one feature brick wall, skirting and laminate flooring.

OUTSIDE

Good sized enclosed rear garden laid to Indian sandstone with space for freestanding shed with decorative stone, large built and covered canopy with centre fire pit and built in seating to the sides and bark chippings to the floor area. Outside tap and outside power.

Large private enclosed front garden laid to Indian sandstone path leading to the front door, area of decorative stone, area of laid lawn and raised deck area, mature shrubs and trees. Indian sandstone path leads to the side of the property and to the rear garden. Large side space for bin storage and recycling.

Off road parking to the front of the property for three cars and single garage.



GARAGE

Single garage located to the front of the property within a terrace of other garages. Parking for up to four cars in front.


NOTE

We have been informed that the property is held freehold however we have not inspected the title deeds.

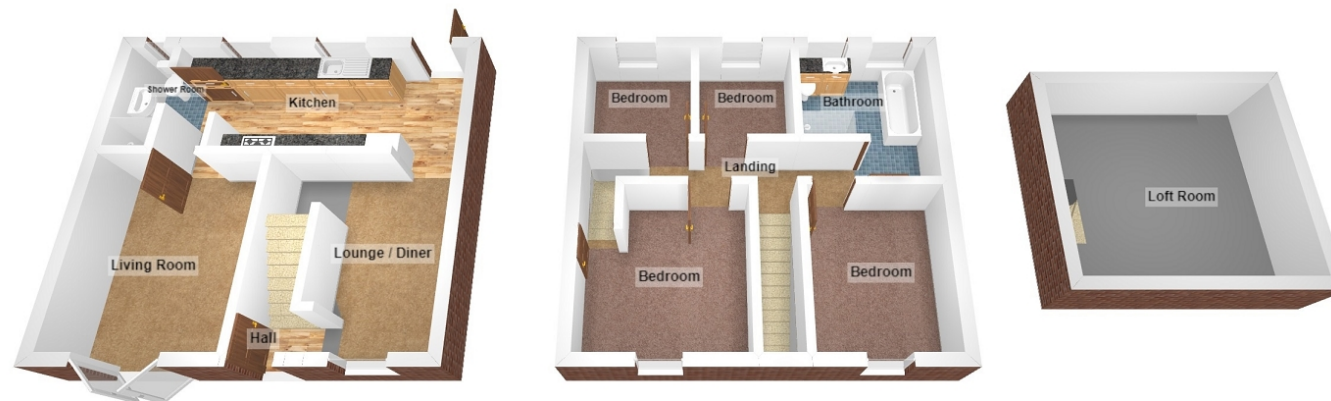


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(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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