

Payton
Jewell
Caines



Maes Dewi Pritchard, Brackla, Bridgend
County. CF31 2ET

£297,500

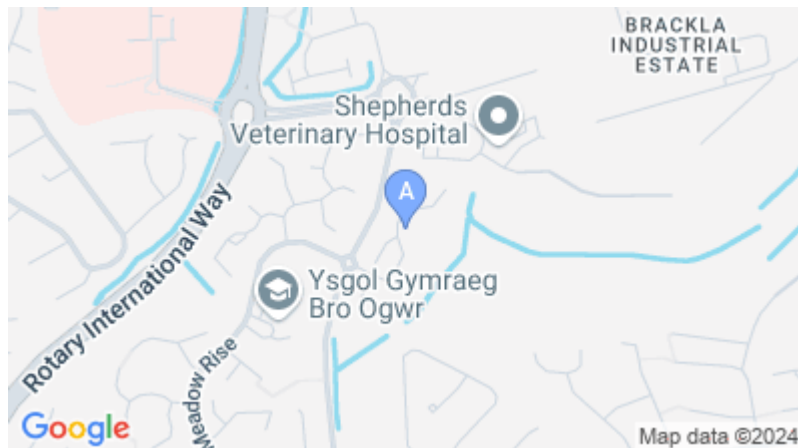
PJC PAYTON
JEWELL
CAINES

Maes Dewi Pritchard, Brackla, Bridgend County. CF31 2ET

Modern four bedroom DETACHED house comprising entrance hall, downstairs w.c. lounge/diner, kitchen, utility, family bathroom, EN SUITE to bedroom one, private enclosed rear garden, OFF ROAD PARKING to the front and INTEGRAL GARAGE. NO ONWARD CHAIN.

£297,500 - Freehold

- Modern four bedroom detached house
- Open plan lounge/diner
- Freshly turfed enclosed and good sized private rear garden
- En suite to bedroom one / downstairs w.c.
- Recently decorated with new carpets throughout
- Sold with no onward chain, EPC- C / Council tax - E
- Ideal family home



DESCRIPTION

Introducing this four bedroom detached family home benefiting from downstairs w.c. lounge/diner, kitchen and utility, en suite to bedroom one, enclosed rear garden, off road parking and garage.

The property is situated within a 5 minute drive to both Junction 36 of the M4 and Bridgend town centre so perfect for commuters. Primary and secondary schools are close by as well as many retail facilities and food outlets at The Triangle.

Key Features

- Freehold
- No onward chain
- Private enclosed good sized rear garden
- Security alarm installed
- Convenient location for the M4 and Bridgend town centre

ENTRANCE

Via part frosted glazed front door into the entrance hall.

ENTRANCE HALL

Emulsioned walls, skirting, fitted carpet, wall mounted security alarm and wall mounted fuse box.

DOWNSTAIRS W.C.

Ceiling mounted extractor, central light fitting, emulsioned walls, skirting and ceramic tiled flooring. Two piece suite in white comprising w.c. wall mounted corner wash hand basin with chrome mixer tap and ceramic tiles to the splash back.

KITCHEN (12' 4" x 7' 1") or (3.75m x 2.15m)

Overlooking the front via PVCu double glazed window and finished with central spot lights, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted kitchen units in Beech effect with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with four gas ring hob and overhead extractor hood. Plumbing for automatic dishwasher and space for high level fridge/freezer. Doorway through to the utility.

UTILITY

Frosted glazed door leading to the side of the property, ceiling mounted extractor, central spot lights, emulsioned walls, skirting and ceramic tiled flooring. Matching low level kitchen units in Beech effect with brushed chrome handles and complementary roll top work surface with inset sink, mixer tap and drainer. Plumbing for automatic washing machine and wall mounted Ideal Classic gas fired boiler.

LOUNGE (12' 8" x 15' 5") or (3.85m x 4.70m)

Overlooking the rear garden via PVCu double glazed bay window and finished with central light fitting, emulsioned walls, skirting and fitted carpet. Square archway through to the dining room.



DINING ROOM (9' 8" x 7' 3") or (2.95m x 2.20m)

Overlooking the rear garden via PVCu double glazed French doors and finished with central light pendant, emulsioned walls, skirting and fitted carpet.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned walls, skirting and fitted carpet.

BEDROOM 1 (10' 6" x 10' 4") or (3.20m x 3.15m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Double fitted wardrobe and doorway through to the en suite.

EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the side, ceiling mounted extractor, central light fitting, emulsioned walls, skirting and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and separate shower cubicle with glazed door housing a plumbed shower.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, ceiling mounted extractor, central light fitting, emulsioned walls, skirting and LVT flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath. Fitted storage cupboard housing the hot water tank and additional shelving.

BEDROOM 2 (12' 10" x 8' 6") or (3.90m x 2.60m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet. Double fitted wardrobe.

BEDROOM 3 (11' 2" x 7' 10") or (3.40m x 2.40m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

BEDROOM 4 (9' 2" x 7' 7") or (2.80m x 2.30m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to freshly turfed lawn with raised bed to the rear, area of patio and borders of Cotswold stone. Side gated access to the front of the property. Integral single garage with light and power with a traditional up and over door.

Open aspect front garden laid to lawn, central pathway to the front door and double tarmac driveway for off road parking.


NOTE

We have been advised the property is freehold, however the 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		85
(69-80) C	69	
(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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