

Payton  
Jewell  
Caines



Robins Hill, Brackla, Bridgend County. CF31  
2PJ

£175,000



# Robins Hill, Brackla, Bridgend County. CF31 2PJ

Two bedroom end link property situated within the sought after location of Brackla and comprising entrance porch, lounge, kitchen/diner, bathroom, enclosed rear garden and DRIVEWAY parking to the front. Ideal first time or investment purchase.

**£175,000 - Freehold**

- Two bedroom end link house
- Kitchen / diner
- Enclosed rear garden
- Off road parking to the front
- Ideal first time purchase
- Council tax - B / EPC - C



## DESCRIPTION

Introducing this two bedroom end link house situated within the sought after location of Brackla which is well served with a number of local primary and secondary schools being within walking distance, along with a precinct of various shops, take-away's, dental and doctor's surgeries. Good road access to Bridgend town centre and the M4 corridor. Ideal first time or investment purchase.

## ENTRANCE

Via PVCu glazed front door into the entrance porch.

## ENTRANCE PORCH (2' 11" x 2' 7") or (0.90m x 0.80m)

PVCu double glazed window to the front of the property, tiled flooring, painted brick wall, ceiling light, storage area under the stairs and PVCu frosted double glazed door into the lounge.

## LOUNGE (18' 4" x 11' 5") or (5.60m x 3.48m)

Emulsioned and coved ceiling and walls, laminate flooring, stairs leading to the first floor, PVCu window and single PVCu door with window to the rear of the property. Radiator and door leading into the kitchen.

## KITCHEN (11' 10" x 7' 2") or (3.60m x 2.19m)

Emulsioned ceiling with spot lights, emulsioned walls with tiling to the splash back areas, radiator and a continuation of the laminate flooring. A range of base and wall units with complementary work surfaces housing a one and half bowl stainless steel sink drainer. Ceramic four ring hob with stainless steel overhead extractor and tall unit with integrated oven. Space for washing machine and fridge/freezer. Dual aspect PVCu double glazed windows to the front and rear of the property.

## LANDING

Via stairs with fitted carpet and wooden balustrade, two PVCu double glazed windows to the front of the property, emulsioned ceiling and walls, doors leading to two bedrooms and bathroom.

## BEDROOM 1 (9' 5" x 11' 4") or (2.87m x 3.46m)

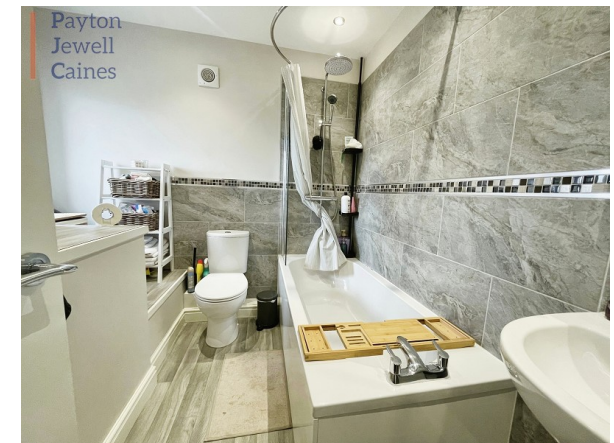
Emulsioned ceiling and walls, PVCu double glazed window to the rear of the property, radiator and fitted carpet.

## BEDROOM 2 (9' 6" x 7' 2") or (2.90m x 2.18m)

Emulsioned ceiling and walls, attic access, fitted carpet, PVCu double glazed window to the rear of the property and radiator.

## FAMILY BATHROOM (8' 2" x 8' 2" max) or (2.49m x 2.50m max)

Emulsioned ceiling with spot lights, emulsioned walls with tiling to the splash back areas, attic access, vinyl flooring in wood effect, storage area above the stairwell housing the Baxi combination boiler. PVCu frosted double glazed window to the front of the property and extractor. Three piece suite comprising pedestal wash hand basin with stainless steel mixer tap, low level w.c. bath with stainless steel mixer tap, power shower, hand attachment and glass shower screen. Stainless steel towel rail radiator.



## OUTSIDE

Enclosed rear garden bound by wood panel fencing, laid to patio, lawn and chipping's. Wooden storage shed.


Concrete driveway to the front of the property and side access via wooden gate.

## NOTE

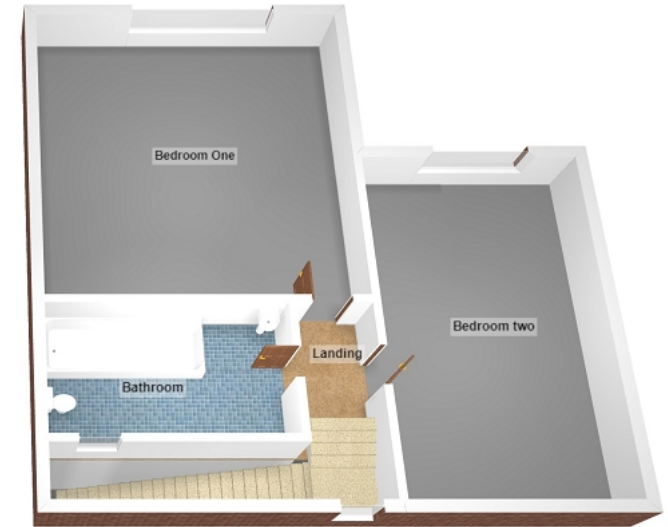
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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