

Payton
Jewell
Caines



Fairoak Chase, Brackla, Bridgend County.
CF31 2PH

£110,000

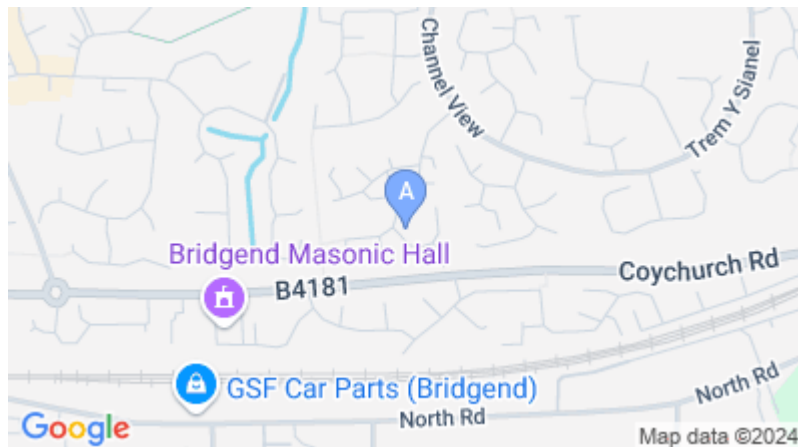
PJC PAYTON
JEWELL
CAINES

Fairoak Chase, Brackla, Bridgend County. CF31 2PH

One bedroom end terraced house comprising lounge, kitchen, bathroom, enclosed rear garden and OFF ROAD PARKING for two vehicles to the front. This property would make an ideal first time or investment purchase. NO ONGOING CHAIN.

£110,000

- One bedroom end terraced house
- Off road parking to the front
- Enclosed rear garden
- Gas combination boiler
- Ideal first time and investment purchase
- No ongoing chain
- Council tax - A / EPC -



DESCRIPTION

One bedroom end terraced house comprising lounge, kitchen, bathroom, enclosed rear garden and off road parking for two vehicles to the front. This property would make an ideal first time or investment purchase. No ongoing chain.

The property is within walking distance of local schools, footpath leading to the Brackla Triangle which is well served with shops, supermarket, takeaways, dental and doctors surgeries and public house. The Archbishop McGrath comprehensive school is also within easy walking distance. Good road links to Bridgend town centre and the M4 corridor.

ENTRANCE

Via part glazed and frosted PVCu front door into the lounge.

LOUNGE (13' 2" x 11' 9") or (4.01m x 3.59m)

Artexed and coved ceiling with centre pendant light, plastered and emulsioned walls, laminate flooring in wood effect, radiator and PVCu double glazed bay window overlooking the front of the property. Archway leading into the kitchen and stairs leading to the first floor.

KITCHEN (11' 7" x 5' 5") or (3.53m x 1.66m)

Artexed ceiling with centre pendant light, plastered and emulsioned walls with tiling to the splash back areas, skirting and a continuation of the laminate flooring in wood effect. Radiator and PVCu double glazed window overlooking the rear of the property and PVCu frosted door leading out to the rear garden. Door opening to a pantry with shelving and freestanding fridge/freezer. The kitchen comprises a range of base and wall units in shaker style cream with roll top work surface housing a one and half inset stainless steel sink with chrome mixer tap, integrated electric oven and four ring gas hob with overhead extractor fan. Space for freestanding washing machine.

LANDING

Via stairs with fitted carpet and handrail. Artexed ceiling with centre pendant light and loft access.

BATHROOM (9' 3" x 5' 7") or (2.81m x 1.69m)

Via wooden door with frosted glass. Artexed ceiling with centre light, plastered and emulsioned walls with tiling to the splash back area, skirting and laminate flooring in tile effect. Wall mounted radiator and frosted PVCu glazed window overlooking the rear garden. Doors leading into built in storage housing the gas combination boiler with shelving and hanging rails. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. and bath with overhead electric shower and folding glass screen.

BEDROOM 1 (11' 7" max x 10' 0" max) or (3.52m max x 3.04m max)

Artexed and coved ceiling with centre light, part emulsioned / part textured and papered walls, skirting, fitted carpet, built in wardrobe, radiator and PVCu double glazed window overlooking the front of the property.




OUTSIDE

To the front of the property is a driveway for two vehicles and paved steps leading to the front door.

Enclosed rear garden laid to patio, hard standing for a shed, the remainder of the garden is laid to lawn with pathway leading to the wooden side gate.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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.



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