

Payton  
Jewell  
Caines



Longacres, Brackla, Bridgend County. CF31  
2DD

£155,000

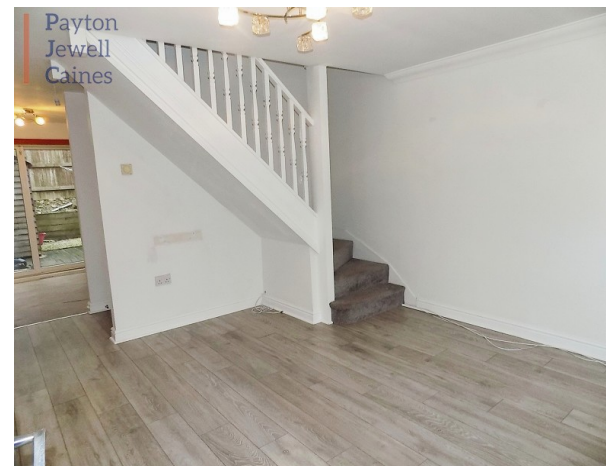
 PAYTON  
JEWELL  
CAINES

## Longacres, Brackla, Bridgend County. CF31 2DD

Modern two bedroom mid terraced house comprising lounge, open plan kitchen/diner, downstairs w.c. family bathroom, low maintenance enclosed rear garden and dedicated car parking to the front. Ideal first time or investment purchase. NO ONWARD CHAIN.

£155,000

- Modern two bedroom mid terraced house
- Open plan kitchen/diner
- Downstairs w.c. / upstairs bathroom
- Contemporary open feel to the downstairs
- Low maintenance enclosed rear garden
- Dedicated car parking / sold with no onward chain
- EPC - C / Council tax - C



## DESCRIPTION

Introducing this two bedroom mid terraced house located on a popular modern development to the East of Bridgend and within easy walking distance of local amenities including convenience stores, food outlets, doctors surgeries, schools and local pubs.

This property would be an ideal first time or investment purchase and is sold with no onward chain.

### Key features

Freehold

Dedicated car parking space to the front

Gas fired central heating

Ideal first time or investor purchase

No onward chain

## ENTRANCE

Via part glazed front door into the lounge/diner.

## LOUNGE/DINER (12' 4" x 12' 6") or (3.75m x 3.80m)

Overlooking the front via PVCu double glazed window and finished with central light fitting, emulsioned and coved ceiling, emulsioned walls, skirting and laminate flooring. Stairs leading to the first floor.

## DOWNSTAIRS W.C.

Ceiling mounted extractor, light fitting, emulsioned ceiling and walls, skirting and vinyl flooring. Two piece suite in white comprising w.c. and wall mounted wash hand basin with ceramic tiles to the splash back and radiator.

## KITCHEN/BREAKFAST ROOM (12' 2" x 8' 2") or (3.70m x 2.50m)

Overlooking the rear garden via PVCu double glazed window and PVCu sliding patio doors with fitted roller blind. Wall mounted fuse box, emulsioned ceiling with two matching pendants, emulsioned walls with tiling to the splash back areas and skirting. A range of low level and wall mounted kitchen units in white with brushed chrome handles and complementary roll top work surface housing an inset one and half basin sink with mixer tap and drainer. Integrated four gas ring hob with overhead extractor hood, space for cooker below. Plumbing for washing machine and further under counters appliances and space for fridge/freezer. Wall mounted gas fired boiler.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage.

## FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind, ceiling mounted extractor, emulsioned ceiling with central light fitting, emulsioned walls, radiator and skirting. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and bath with chrome mixer tap.

## BEDROOM 1 (12' 6" x 9' 0") or (3.80m x 2.75m)

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



## BEDROOM 2 (6' 7" x 11' 10") or (2.00m x 3.60m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing the hot water tank.

## OUTSIDE

Enclosed rear garden laid to decking with an area of chipped stone and a raised bed. Storage shed and rotary line.

Dedicated car parking to the front.

## NOTE

All Services/Appliances have not and will not be tested

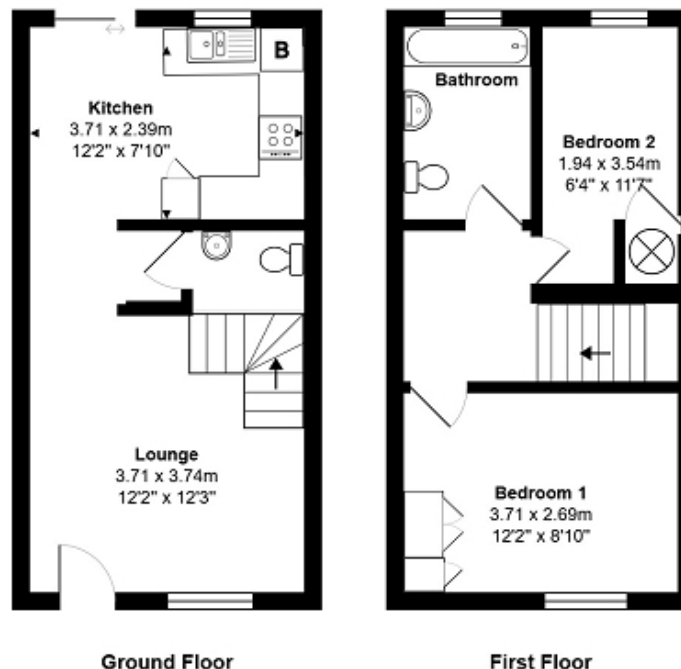


# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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.

## 9 Longacre



Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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