

Payton
Jewell
Caines



Cae Bracla, Brackla, Bridgend County. CF31
2HF

Offers In Region Of
£209,000

 PAYTON
JEWELL
CAINES

Cae Bracla, Brackla, Bridgend County. CF31 2HF

Three bedroom semi detached house comprising entrance hall, KITCHEN/DINER, lounge, three bedrooms, family bathroom, enclosed rear garden and OFF ROAD PARKING. Early viewing highly recommended to fully appreciate.

Offers In Region Of £209,000 - Freehold

- Three bedroom semi detached house
- Kitchen/diner
- Lounge
- Enclosed rear garden
- Integral garage/ Off road parking
- EPC -C , Council tax band - C



DESCRIPTION

Introducing this three bedroom semi detached situated within 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

ENTRANCE

Via recently fitted anthracite composite front door with glass panel and frosted glazed side panel into the entrance hall finished with emulsioned ceiling and walls, radiator and tiled flooring. Staircase leading to first floor. Door leading to lounge and opening leading to kitchen/diner.

KITCHEN/DINER (16' 5" x 11' 6") or (5.0m x 3.50m)

Emulsioned ceiling and walls, spot lights, PVCu double glazed window to the front of the property with blinds to remain, radiator and tiled flooring. A range of wall and base units with complementary work surface. Built in oven with four ring gas hob and stainless steel cooker hood. Stainless steel sink and drainer with mixer tap. Space and plumbing for dishwasher or washing machine. Space for fridge/freezer. Door leading to integral garage.

LOUNGE (16' 5" x 12' 2") or (5.00m x 3.70m)

Emulsioned ceiling and walls, radiator, PVCu French doors leading out to the rear garden with side panels, perfect fit blinds and wood effect laminate flooring.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Access into boarded attic via pull down ladder with lighting and window overlooking the side, panelled wall, doors leading to three bedrooms and family bathroom.

FAMILY BATHROOM (5' 7" x 6' 6") or (1.70m x 1.98m)

Emulsioned ceiling, spot lights, tiled walls, frosted PVCu window to the front of the property, radiator and decorative vinyl tile effect flooring. Three piece suite comprising low level WC, pedestal wash hand basin, bath with power shower above and glazed shower screen.

BEDROOM 1 (9' 10" x 12' 2") or (3.00m x 3.70m)

Emulsioned ceiling and walls, PVCu window overlooking the rear of the property, radiator and laminate flooring. Door to cupboard housing combination boiler.

BEDROOM 2 (8' 6" x 9' 6") or (2.60m x 2.90m)

Emulsioned ceiling and walls, radiator, PVCu window overlooking the front of the property, built in wardrobe and fitted carpet.

BEDROOM 3 (9' 10" x 6' 3") or (3.00m x 1.90m)

Currently being used as an office. Emulsioned ceiling and walls, PVCu window overlooking the rear of the property, radiator and laminate flooring.



OUTSIDE

Enclosed rear garden with decked area ideal for garden furniture leading to area of lawn. Paved pathway to the side and rear of the garden. Gate giving access to rear lane. Side gated access to the front of the property.

Off road parking to the front of the property with decorative slate chippings to the side.

INTEGRAL GARAGE (9' 10" x 7' 10") or (3.0m x 2.40m)


Plumbing for washing machine and power installed. Ideal storage area. Recently fitted electric garage door.

NOTE

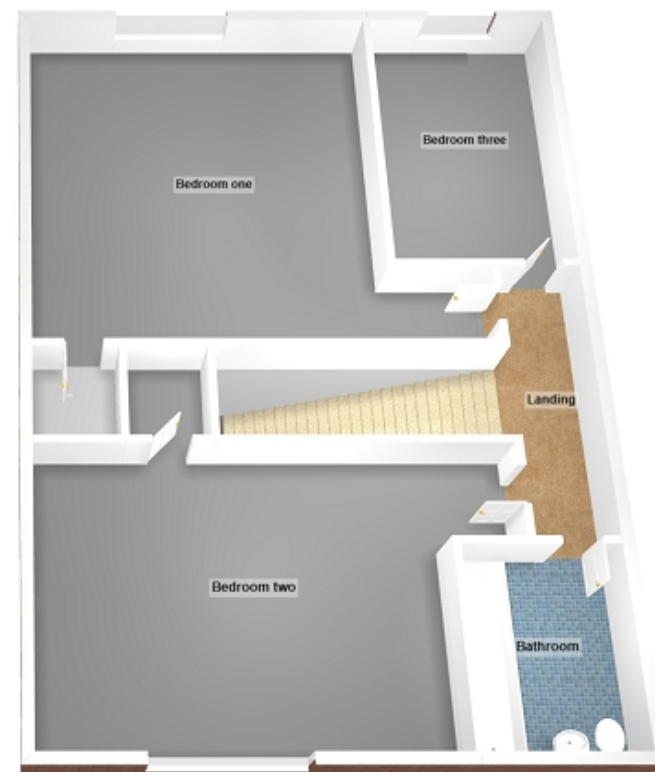
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(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.



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