

Payton
Jewell
Caines



St. Davids Close, Brackla, Bridgend County.
CF31 2BN

£149,950

 PAYTON
JEWELL
CAINES

St. Davids Close, Brackla, Bridgend County. CF31 2BN

Two bedroom mid terrace house comprising entrance hall, kitchen, lounge, two bedrooms, family bathroom, enclosed rear garden and off road parking. SOLD WITH NO ONWARD CHAIN.

£149,950

- Modern two bedroom mid terrace house
- Gas fired combination boiler
- Enclosed rear garden
- Dedicated car parking/ EPC - B , Council tax band - B
- Requires minor cosmetic upgrading
- Ideal first time or investor purchase.



DESCRIPTION

Two bedroom mid terrace house comprising entrance hall, kitchen, lounge, two bedrooms, family bathroom, enclosed rear garden and off road parking. SOLD WITH NO ONWARD CHAIN.

Brackla is well served with shops and takeaways along with a doctor and dental surgery, public houses/ restaurants. Good road access to the M4 corridor and Bridgend Town Centre. Early viewing highly recommended.

Key features:

Freehold

Ideal first time or investor purchase

Potential rental £800 pcm

Car parking to the front

School catchment area for Tremains and Archdeacon Primary

Solar panels - owned (Installed by Electrical Innovation)

Sold with no onward chain

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hallway finished with emulsioned walls, wall mounted fuse box, skirting and laminate floor. Arch way through to kitchen.

KITCHEN (8' 6" x 7' 10") or (2.60m x 2.40m)

Overlooking the front via PVCu double glazed window and finished with central spot lights, emulsioned walls, serving hatch into the lounge, skirting. A range of low level and wall mounted kitchen units with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer. Space for gas cooker with stainless steel splash back. Plumbing for washing machine and space for fridge/freezer. Wall mounted gas fired combination boiler.

LOUNGE (12' 6" x 14' 5") or (3.80m x 4.40m)

Overlooking the rear via PVCu double glazed French doors finished with central light fitting, emulsioned walls, skirting and fitted carpet. Under stair storage.

FIRST FLOOR LANDING

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

FAMILY BATHROOM

PVCu frosted glazed window overlooking the front, central light fitting, ceiling mounted extractor, emulsioned walls with ceramic tiles to splash back areas, mirrored bathroom cabinet, shaver point, skirting and vinyl flooring. Three piece suite in white comprising WC, wash hand basin and bath with over bath electric shower.

BEDROOM 2 (9' 4" x 5' 11") or (2.85m x 1.80m)

Overlooking the front via PVCu double glazed window and finished with central spot lights, emulsioned walls, skirting and fitted carpet.



BEDROOM 1 (11' 2" x 8' 10") or (3.40m x 2.70m)

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


OUTSIDE

Enclosed rear garden laid to patio and lawn with an elevated rear decking area. Timber storage shed.

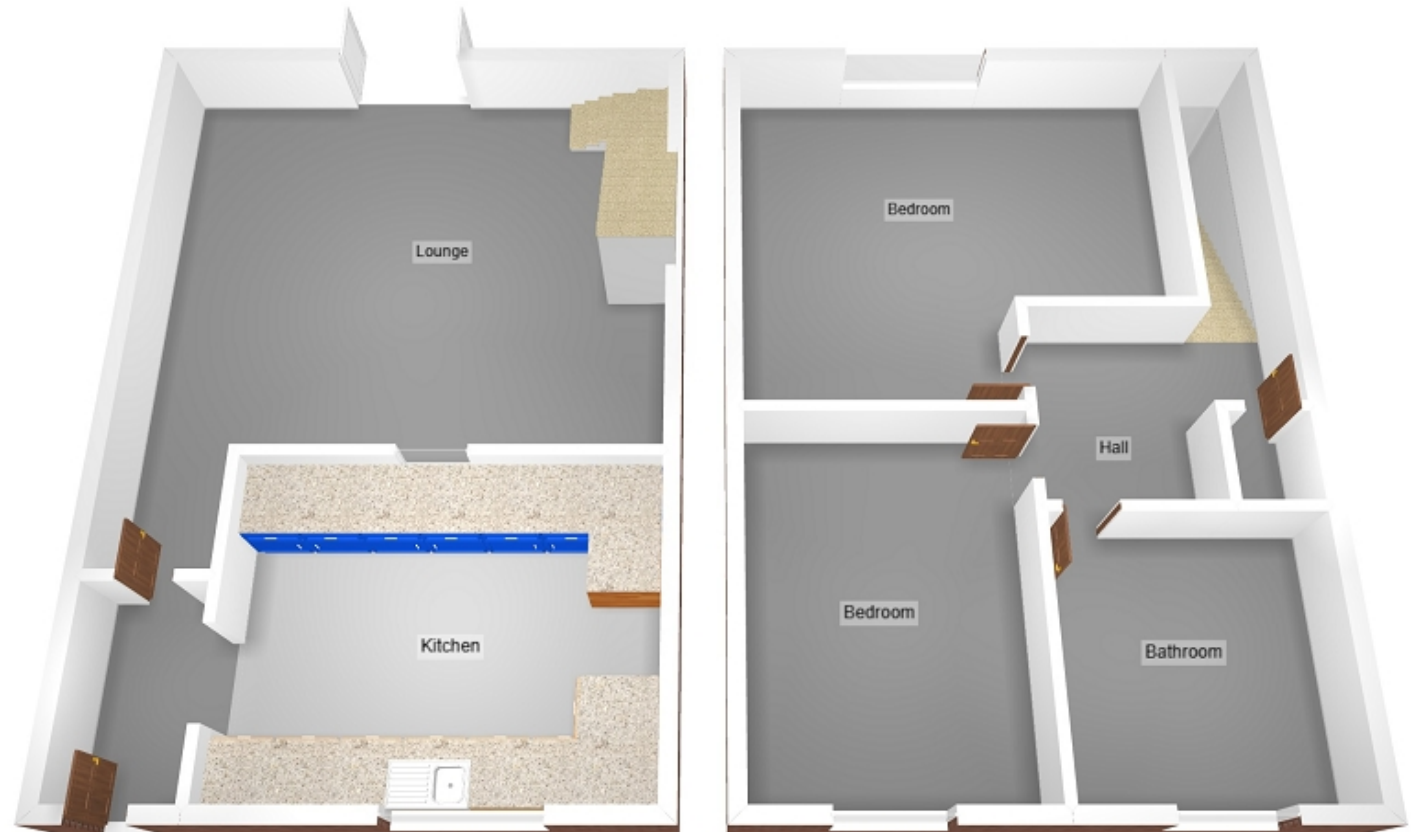
Open aspect front garden laid to lawn and decorative stone with central pathway leading to the front door. Dedicated off road parking.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(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.



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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