

Payton  
Jewell  
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Oak Tree Court, Brackla, Bridgend County.  
CF31 2BH

£179,950





# Oak Tree Court, Brackla, Bridgend County. CF31 2BH

Three bedroom end of terrace house comprising entrance hall, L shaped lounge/diner, kitchen, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and DEDICATED CAR PARKING SPACES. SOLD WITH NO ONGOING CHAIN.

£179,950 - Freehold

- Three bedroom end terrace house
- Convenient location for local amenities/Council tax band -B
- Gas fired combination boiler
- Open plan lounge/diner
- Dedicated off road parking to the side and front vehicles
- No ongoing chain / EPC - C



## DESCRIPTION

Introducing this modern three bedroom end of terrace home benefiting from gas fired combination boiler, convenient location and sold with no onward chain. Oak Tree Court is within quick road links of the M4 and A48 and a short commute to the local primary schools as well as Brackla Triangle shopping centre. Ideal investment opportunity or first time buy. Early viewing is highly recommended.

### Key Features

FREEHOLD

Open plan lounge / diner

NO ONWARD CHAIN

## ENTRANCE

Via part frosted glazed PVCu front door into entrance hall finished with emulsioned walls, PVCu double glazed frosted window to the front and ceramic tiled flooring.

## L-SHAPED LOUNGE/DINING ROOM (21' 8" x 12' 10") or (6.60m x 3.90m)

PVCu double glazed window overlooking the rear garden and PVCu sliding patio doors leading out to the rear garden. The lounge area has a coved ceiling, emulsioned walls, skirting and fitted carpet. Space under the stairs. The dining area has coved ceiling, emulsioned walls, skirting and fitted carpet with an arch way through to kitchen.

## KITCHEN (8' 2" x 8' 6") or (2.50m x 2.60m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with a coved ceiling, central ceiling spot lights, emulsioned walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units in cream with a complementary roll top work surface and upstand. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Space for fridge/freezer and plumbing for automatic washing machine.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. PVCu frosted glazed panel overlooking the front. Access to loft storage and fitted storage cupboard housing a gas fired combination boiler.

## FAMILY BATHROOM

PVCu frosted glazed window overlooking the front with a fitted Venetian blind, full height ceramic tiled walls and wax floorboards. Three piece suite in white comprising WC, wash hand basin and bath with over bath shower.

## BEDROOM 1 (9' 2" x 12' 0") or (2.80m x 3.65m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned walls, skirting and fitted carpet.

## BEDROOM 2 (9' 2" x 8' 10") or (2.80m x 2.70m)

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





### **BEDROOM 3 (7' 3" x 6' 7") or (2.20m x 2.00m)**

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

### **OUTSIDE**

Enclosed rear garden laid to patio and lawn with side gated access back to the front.


Open aspect front garden laid to lawn with pathway to the front and to the rear of the property. Two off road parking spaces to the side of the property and one to the front of the property.

### **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>		87
(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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