

Payton
Jewell
Caines



The Chase, Brackla, Bridgend County. CF31
2JJ

£149,950

PJC PAYTON
JEWELL
CAINES

The Chase, Brackla, Bridgend County. CF31 2JJ

Two bedroom mid terrace house comprising lounge, kitchen, two bedrooms, bathroom and enclosed rear garden. Sold with NO ONWARD CHAIN. Ideal FIRST TIME or INVESTMENT PURCHASE .

£149,950

- Traditional two bedroom mid terrace house
- Enclosed low maintenance rear garden
- Gas fired combination boiler/ EPC -E , Council tax B band
- Walking distance of Tremains Primary School & Archbishop McGrath secondary
- Ideal first time/ investment purchase
- Sold with no onward chain



DESCRIPTION

Two bedroom mid terrace house comprising lounge, kitchen, two bedrooms, bathroom and enclosed rear garden. Sold with NO ONWARD CHAIN. Ideal FIRST TIME or INVESTMENT PURCHASE .

Situated within easy walking distance of Tremains and Brackla Primary schools as well as Archbishop McGrath Comprehensive school this property would be an ideal first time or investment purchase.

KEY FEATURES

Freehold
Rental potential - £850 pcm
Off road parking to the front.
Low maintenance garden

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with papered and emulsioned walls, skirting and wood effect laminate flooring. Door through into the lounge.

LOUNGE (18' 3" x 11' 10") or (5.55m x 3.60m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls with one feature papered walls, skirting and a continuation of the laminate floor.

KITCHEN (11' 10" x 6' 11") or (3.60m x 2.10m)

Overlooking the rear via PVCu double glazed window and a PVCu double glazed door finished with central light fitting, emulsioned walls with half height ceramic tiles and a continuation of the laminate floor. A range of low level and wall mounted kitchen units in a beech finish with brushed chrome handles and a complementary roll top work surface. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Plumbing for automatic washing machine. Space for high level fridge/freezer. Wall mounted Baxi gas fired combination boiler.

FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage, emulsioned and papered walls, skirting and fitted carpet.

BATHROOM

PVCu frosted double glazed window overlooking the rear. Full height ceramic tiles to three walls, radiator, skirting and a vinyl floor. Three piece suite in white comprising WC, wash hand basin and bath with over bath electric shower.

BEDROOM 1 (12' 2" max x 12' 0" max) or (3.70m max x 3.65m max)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls with one feature papered wall, skirting and fitted carpet. Handy recess for wardrobes.

BEDROOM 2 (7' 3" x 10' 10") or (2.20m x 3.30m)

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



OUTSIDE


Enclosed rear garden with rear gated access. Rear brick built storage. Laid to patio with steps leading up to an elevated low maintenance area laid to chipped stone.

Open aspect frontage with off road parking and a paved pathway to the front door.

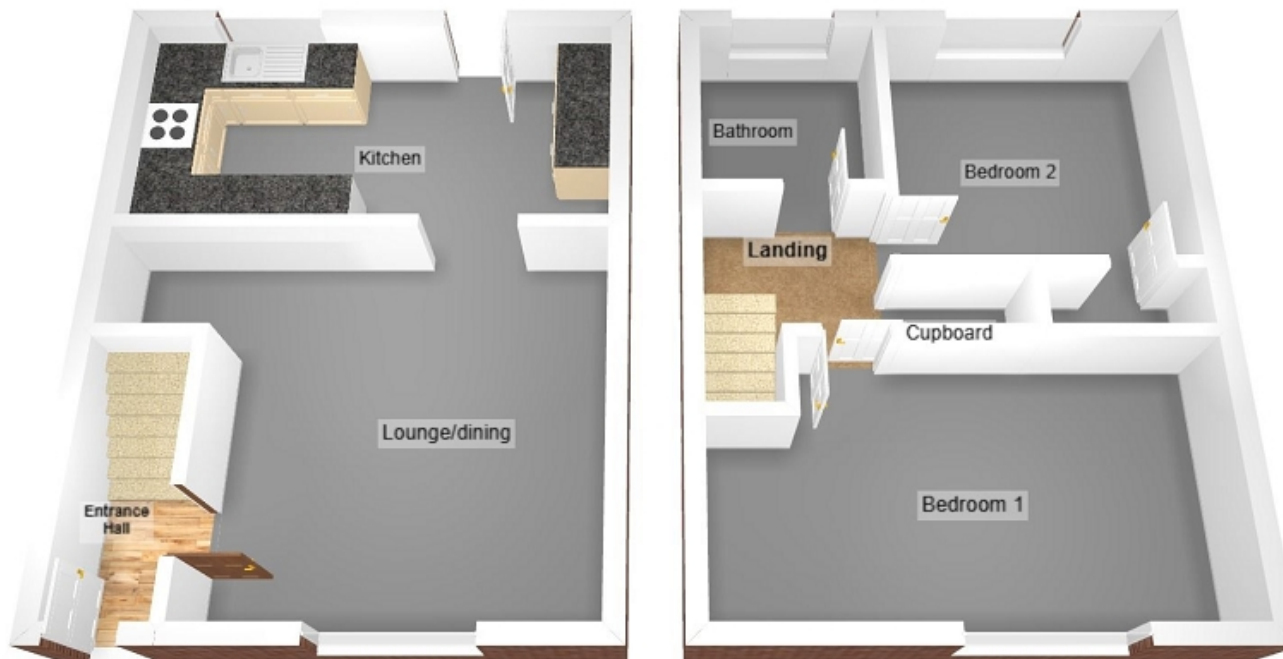
NOTE

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		89
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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