

Payton
Jewell
Caines



Maes Dewi Pritchard, Brackla, Bridgend
County. CF31 2ET

£299,995

PJC PAYTON
JEWELL
CAINES

Maes Dewi Pritchard, Brackla, Bridgend County. CF31 2ET

Modern four bedroom DETACHED house comprising entrance hall, DOWNSTAIRS WC, kitchen, UTILITY, lounge/diner, bedroom one with EN-SUITE, three further bedrooms, family bathroom, enclosed rear garden, INTEGRAL SINGLE GARAGE and GOOD OFF ROAD PARKING. The property is sold with NO ONWARD CHAIN.

£299,995 - Freehold

- Modern four bedroom detached house
- Integral single garage. Cul-de-sac location
- Corner position with good off road parking
- En-suite to bedroom one plus family bathroom/ Downstairs WC
- Open plan lounge/diner overlooking the rear garden
- Sold with no onward chain/ EPC - C, Council tax band -D



DESCRIPTION

Introducing this modern four bedroom detached house comprising entrance hall, downstairs WC, kitchen, utility, lounge/diner, bedroom one with en-suite, three further bedrooms, family bathroom, enclosed rear garden, integral single garage and good off road parking The property is sold with no onward chain.

The property is situated within a 5 minute drive to both Junction 36 of the M4 and Bridgend town centre so perfect for commuters. Primary and secondary schools are close by as well as many retail facilities and food outlets at The Triangle.

Key features:

FREEHOLD

Lovely corner position within a sought after cul de sac

New carpets and freshly decorated throughout

Excellent off road parking

ENTRANCE

Via part frosted glazed front door with frosted side glazed panel into the entrance hall finished with ceiling mounted smoke detector, wall mounted fuse board, emulsioned walls, radiator, skirting and fitted carpet. Stairs to the first floor.

DOWNSTAIRS W.C.

Ceiling mounted extractor, emulsioned walls, skirting and ceramic tiled flooring. Two piece suite in white comprising WC and corner wall mounted wash hand basin with chrome mixer tap and ceramic tiles to the splash back.

KITCHEN (12' 4" x 6' 11") or (3.75m x 2.10m)

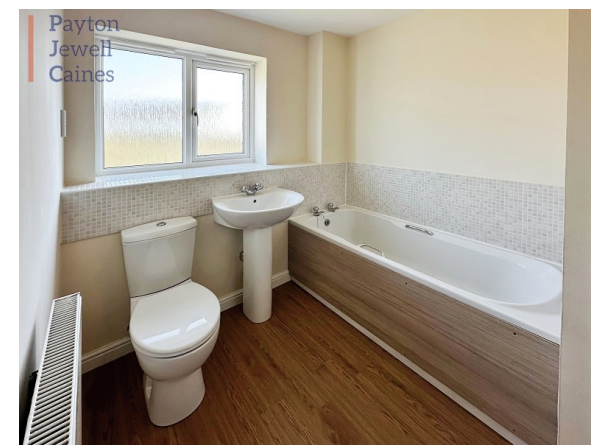
Overlooking the front via PVCu double glazed window and finished with central spot lights, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted shaker style units in cream with brushed chrome handles and complementary roll top work surface. Inset one and a half basin sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood. Built in wine rack. Plumbing for dishwasher and space for high level fridge/freezer. Door through to utility.

UTILITY

Frosted glazed door leading out to the side of the property, central spot lights, ceiling mounted extractor fan, wall mounted Ideal classic gas fired boiler, emulsioned walls with ceramic tiles to splash back areas, radiator, skirting and a continuation of the ceramic tiled flooring. Matching low level kitchen units in cream with brushed chrome handles and a roll top work surface. Inset sink with mixer tap and drainer.

LOUNGE (10' 10" x 15' 5") or (3.30m x 4.70m)

Overlooking the rear garden via PVCu double glazed bay window and finished with central light fitting, emulsioned walls, radiator, capped off gas service pipe for feature fireplace, skirting and fitted carpet. Square arch way though into the dining.



DINING AREA (7' 3" x 8' 10") or (2.20m x 2.70m)

Overlooking the rear garden via PVCu double glazed French doors and finished with matching central light fitting, emulsioned walls, radiator, skirting and fitted carpet.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, ceiling mounted smoke detector, emulsioned walls, skirting and fitted carpet.

BEDROOM 1 (10' 4" x 10' 4") or (3.15m x 3.15m)

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

EN-SUITE

PVCu frosted glazed window to the side, ceiling mounted extractor, central light fitting, emulsioned walls with ceramic tiles to splash back areas, skirting and laminate flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and shower cubicle with fully glazed door housing a plumbed shower.

BEDROOM 2 (12' 6" x 8' 6") or (3.80m x 2.60m)

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

BEDROOM 3 (11' 2" x 7' 10") or (3.40m x 2.40m)

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

BEDROOM 4 (9' 2" x 7' 7") or (2.80m x 2.30m)

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

FAMILY BATHROOM

PVCu frosted glazed window to the rear, central light fitting, ceiling mounted extractor, emulsioned walls, skirting and laminate flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath. Fitted storage cupboard housing hot water tank and additional shelving.

OUTSIDE

Enclosed rear garden with close board fencing, laid to lawn with a pathway leading to rotary washing line, rear raised bed of chipped bark. Gated access via both sides of the property to the front.


Open aspect front garden laid to lawn, small area of patio and area of chipped bark. Side by side driveway parking plus additional parking in front.

INTEGRAL GARAGE

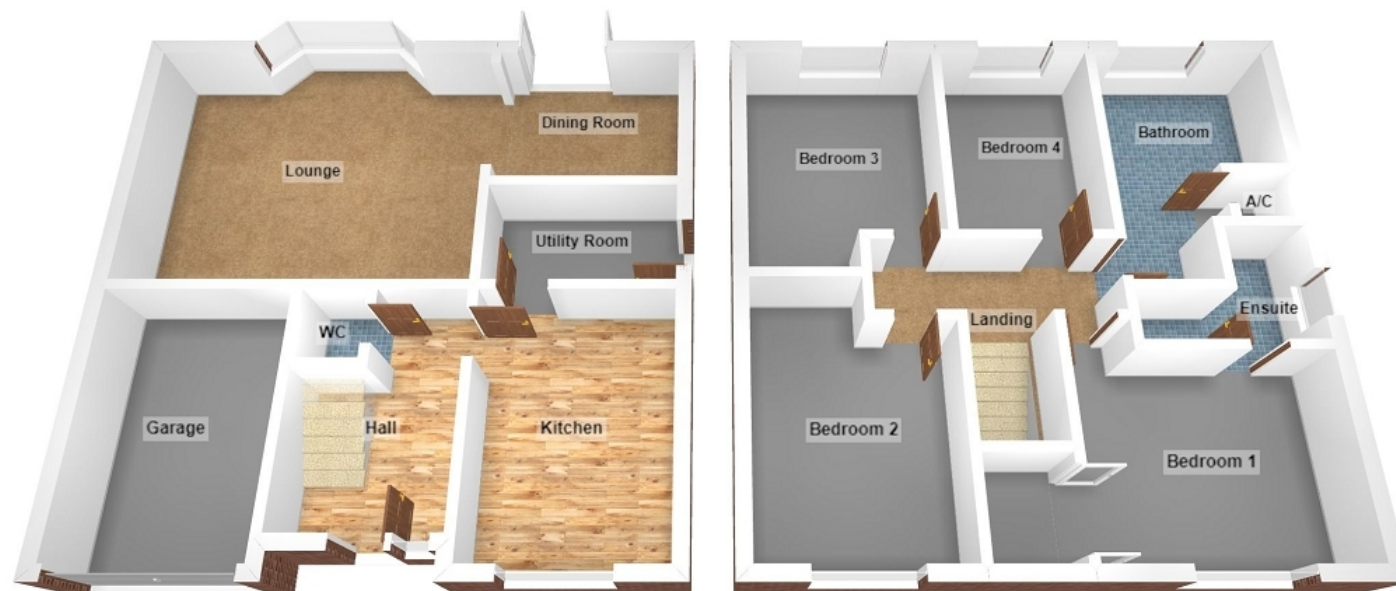
Single garage accessed via a traditional up and over door with power and lighting.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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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