

Payton  
Jewell  
Caines



Georgian Way, Brackla, Bridgend County.  
CF31 2EY

£229,950

**PJC** PAYTON  
JEWELL  
CAINES

## Georgian Way, Brackla, Bridgend County. CF31 2EY

Immaculately presented three bedroom semi detached property comprising entrance porch, entrance hall, bay fronted lounge with feature fireplace, open plan kitchen/dining/living, modern fitted bathroom, landscaped rear garden, off road parking and garage. Viewing highly recommended.

**£229,950 - Freehold**

- Three bedroom semi detached house
- Kitchen/diner/family room
- Enclosed rear garden
- Driveway parking and garage
- Ideal first time purchase
- EPC -C / Council tax band - C



## DESCRIPTION

We are pleased to introduce this three bedroom extended semi detached house situated within the popular residential development of Brackla. The property is conveniently located within close proximity to local schools and amenities and is within walking distance to the triangle shopping centre. Benefiting from an enclosed garden to the rear, as well as a single storey extension to the ground floor, this property would make an ideal family home.

### ENTRANCE PORCH (5' 02" x 3' 10") or (1.57m x 1.17m)

Access via part glazed composite door into the entrance porch. Skimmed and emulsioned ceiling with inset spot light, PVCu frosted double glazed window to the side and tiled flooring in Herringbone wood effect.

### ENTRANCE HALL

Emulsioned ceiling with centre light, emulsioned walls, staircase leading to the first floor with fitted carpet and handrail and Herringbone wood effect tiled flooring.

### LOUNGE (16' 06" x 10' 0") or (5.03m x 3.05m)

Emulsioned and coved ceiling with centre light, emulsioned walls, radiator and PVCu double glazed box bay window to the front aspect. Feature fireplace with wooden mantle and marble hearth, a continuation of the Herringbone wood effect tiled flooring and doorway into the kitchen/diner.

### KITCHEN/DINER (14' 07" x 8' 11") or (4.45m x 2.72m)

Emulsioned and coved ceiling with spotlights and emulsioned walls with tiling to splash back areas. Radiator, PVCu doubled glazed window to rear aspect and square opening leading to the family room. A range of base units in high gloss anthracite with complementary work surfaces housing a single stainless steel sink with drainer and mixer tap. Integrated appliances include double electric oven and four ring gas hob with stainless steel cooker hood. Space for dining table and chairs and tiled flooring in a Herringbone wood effect.

### FAMILY ROOM (12' 11" x 7' 08") or (3.94m x 2.34m)

Emulsioned and coved ceiling, spotlights, emulsioned walls, radiator and PVCu double glazed Bi-fold doors leading out to the rear garden. Tiled flooring in Herringbone wood effect.

### LANDING

Via stairs with fitted carpet and handrail. Emulsioned and coved ceiling with ceiling light, smoke detector and access to the loft which is part boarded and houses the gas combination boiler. PVCu double glazed window to the side aspect and fitted carpet.

### BEDROOM 1 (13' 03" x 8' 04") or (4.04m x 2.54m)

Emulsioned and coved ceiling with centre light, part emulsioned/part papered walls, PVCu glazed window to the front aspect and radiator. Fitted storage cupboard and fitted carpet.

### BEDROOM 2 (10' 10" x 8' 10") or (3.30m x 2.69m)

Emulsioned and coved ceiling with centre light, part emulsioned/ part papered walls, radiator, PVCu double glazed window to the rear aspect and fitted carpet. Built in wardrobes by Town & Country to remain.



### **BEDROOM 3 (10' 02" x 6' 01") or (3.10m x 1.85m)**

Emulsioned and coved ceiling with inset spot lights, emulsioned walls, radiator, PVCu double glazed window to the front aspect, over stair storage cupboard and fitted carpet.

### **BATHROOM (6' 03" x 5' 05") or (1.91m x 1.65m)**

Emulsioned ceiling with inset spot lights, floor to ceiling tiled walls with one feature tiled wall, PVCu double glazed frosted window to the side aspect and wood effect tiled flooring. Three piece suite in white comprising low level w.c. wash hand basin with mixer tap and panelled bath with shower over.

### **GARAGE (15' 09" x 10' 01") or (4.80m x 3.07m)**

Accessed via PVCu door from the hallway. Power, lighting and up and over door to the front. Pedestrian door leading to the rear garden.

### **OUTSIDE**

An enclosed low maintenance garden to the rear, bounded by panel fencing. Areas laid to artificial turf and decking with decorative chipping's and wooden storage shed to remain.

To the front the property is open plan with an area laid to lawn and borders of mature shrubs and plants. Driveway parking and steps leading to the front door.


### **NOTE**

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



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(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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01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)