

Payton
Jewell
Caines



Bishopswood, Brackla, Bridgend County.
CF31 2LY

£150,000



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Two bedroom mid terraced house comprising entrance porch, lounge/diner, kitchen, CONSERVATORY, family bathroom, enclosed rear garden and dedicated off road parking to the rear. Ideal first time or investment purchase.

£150,000 - Freehold

- Two bedroom mid terraced house
- Ideal first time or investment purchase
- First floor bathroom
- Private and enclosed rear garden
- Dedicated car parking space to the rear
- EPC - C / Council tax - B



DESCRIPTION

Introducing this two bedroom mid terraced house situated within Brackla. The property benefits from a lounge/diner, conservatory, enclosed rear garden and dedicated parking space to the rear. Situated in a popular development of Brackla which is well served with retail shops, takeaways, doctor and dental surgery along with several schools. Good road access into Bridgend town centre and the M4 corridor. Ideal first time or investment purchase.

ENTRANCE

Via PVCu part glazed and frosted front door into the entrance porch.

ENTRANCE PORCH

Emulsioned and coved ceiling, PVCu frosted front and side panels set on dwarf wall, skirting, laminate flooring in wood effect and wooden glazed door leading into the lounge.

LOUNGE (15' 3" max x 12' 11" max) or (4.65m max x 3.94m max)

Artexed and coved ceiling with two centre lights, part emulsioned / part papered walls, skirting, laminate flooring in wood effect, three radiators, staircase leading to the first floor and archway leading into the kitchen. PVCu double glazed window overlooking the front of the property.

KITCHEN (13' 0" x 7' 1") or (3.96m x 2.15m)

Textured ceiling with centre spot lights, textured walls with tiling to the splash back areas, skirting and tiled flooring. A range of base and wall units in high gloss with complementary laminate wood effect work surfaces. Freestanding gas cooker with four ring gas hob and overhead chrome extractor fan. Space for washing machine and dishwasher and inset stainless steel sink with chrome taps. Single glazed wooden window looking into the conservatory. Wall mounted gas boiler, space for freestanding fridge/freezer and tumble dryer. Wooden glazed door leading into the conservatory.

CONSERVATORY (10' 0" x 8' 0") or (3.06m x 2.44m)

Aluminium framed and glass roof with surrounding single glazed windows, laminate flooring and sliding aluminium glazed door leading out to the rear garden. Wall mounted light and radiator.

LANDING

Via stairs with fitted carpet and handrail. Artexed ceiling with centre light, loft access, emulsioned walls with centre papered strip, skirting and fitted carpet. Door leading into airing cupboard housing the hot water tank and shelving.

FAMILY BATHROOM (6' 3" x 6' 3") or (1.90m x 1.90m)

Artexed ceiling with centre light, floor to ceiling tiled walls with feature centre strip, skirting and tiled flooring. PVCu frosted double glazed window overlooking the rear of the property and radiator. Three piece suite comprising pedestal wash hand basin with chrome taps, low level w.c. and bath with chrome taps and overhead electric shower. Wall mounted mirrored cabinet.



BEDROOM 1 (10' 7" x 9' 8") or (3.23m x 2.94m)

Artexed ceiling with centre light, emulsioned walls with two feature papered strips, skirting, radiator, laminate flooring in wood effect and PVCu double glazed window overlooking the front of the property. Double louvre doors leading to built in storage with shelving and hanging rails.

BEDROOM 2 (11' 11" x 6' 4") or (3.64m x 1.94m)

Artexed ceiling with centre light and ceiling rose, papered walls, skirting, radiator, laminate flooring and PVCu double glazed window overlooking the rear of the property.

OUTSIDE

Pathway leading to the front door with paved steps and area of decorative stone.


Low maintenance enclosed and private rear garden set on three tiers laid to decorative stone, steps and stepping stones and a large shed to remain.

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	70	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk