

Payton
Jewell
Caines



Bishopswood, Brackla, Bridgend County.
CF31 2LX

£158,995

PJC PAYTON
JEWELL
CAINES

Bishopswood, Brackla, Bridgend County. CF31 2LX

Modern end of terrace house comprising entrance hall, open plan lounge/diner, fitted kitchen, two bedrooms, family bathroom, good sized enclosed rear garden, one allocated parking space and SOLD WITH NO ONWARD CHAIN.

£158,995 - Freehold

- End of terrace modern house
- Well presented throughout
- Good sized enclosed rear garden
- One allocated parking space, council tax band - B
- Gas fired combination boiler, EPC - C
- Ideal first time or investment purchase
- Sold with no onward chain



DESCRIPTION

Ideal first time or investor purchase situated within a popular development in Brackla and close to Tremains and Brackla Primary schools and Archbishop McGrath Secondary school. There is a local convenience shop within walking distance and both junctions 35 and 36 of the M4 are within a 5 minute drive. FREEHOLD.

The property is currently tenanted with a rent of £850 per calendar month.

Key features

Fitted modern kitchen

One allocated parking space

Gas combination boiler

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Emulsioned walls, skirting, fitted carpet and wall mounted electric box. Access to the open plan lounge/diner.

OPEN PLAN LOUNGE/DINER (15' 5" x 13' 1") or (4.70m x 4.0m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Two central light pendants, feature mantle with coal effect gas living flame fire and doorway through to the kitchen/breakfast room.

KITCHEN (7' 9" x 13' 1") or (2.35m x 4.0m)

Overlooking the rear via PVCu double glazed window and a frosted glazed PVCu door. Finished with emulsioned ceiling with central spot lights, emulsioned walls, skirting and tile effect flooring. A range of low level and wall mounted kitchen units in sage with brushed chrome handle and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, space for high level fridge/freezer and integrated electric oven with four gas ring hob. Plumbing for automatic washing machine and a wall mounted gas fired combination boiler.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, emulsioned walls, skirting and vinyl flooring. Three piece suite comprising w.c. wash hand basin with vanity shelf and storage below and bath with chrome mixer tap and over bath plumbed shower.

BEDROOM 1 (10' 6" x 9' 10") or (3.20m x 3.00m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting, fitted carpet, central light fitting with fan and a large walk in double wardrobe.



BEDROOM 2 (6' 5" x 12' 2") or (1.95m x 3.70m)

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

OUTSIDE

The rear garden is enclosed on two tiers laid to patio with steps leading up an elevated area of gravel and side gated access back to the front of the property.

One allocated parking space. The vendor has advised that there is communal parking to the rear of the property.


NOTE

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

Photos provided by vendor.

Currently occupied but tenant due to vacate on 29th July 2024.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(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.



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