

Payton  
Jewell  
Caines



Hedgemoor, Brackla, Bridgend County.  
CF31 2JQ

£144,950

**PJC** PAYTON  
JEWELL  
CAINES



## Hedgemoor, Brackla, Bridgend County. CF31 2JQ

Two bedroom mid terraced house comprising entrance hall, lounge/diner, kitchen, family bathroom, enclosed and private rear garden and OFF ROAD PARKING to the front for 1/2 vehicles. Ideal first time or investment purchase. NO ONGOING CHAIN.

£144,950

- Two bedroom mid terraced house
- Lounge /diner
- Cul-de-sac location
- Gas combination boiler
- Good sized enclosed rear garden and off road parking
- Easy access to the M4 and local primary schools
- EPC - C / Council tax - B





## DESCRIPTION

Introducing this two bedroom mid terraced property located in the popular area of Brackla offering easy access to the local Tremains Primary School and within 5 minute drive of the M4 at J35. The property benefits from a gas fired combination boiler, open plan lounge/diner, kitchen, generous enclosed and private rear garden and off road parking to the front. Sold with no onward chain. Ideal first time or investment purchase.

## ENTRANCE

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

## ENTRANCE HALL

Textured ceiling with centre pendant light, smoke alarm, plastered and emulsioned walls and skirting. Wall mounted electric consumer box, radiator and fitted carpet. Stairs leading to the first floor and doorway leading into the lounge/diner.

## LOUNGE/DINER (18' 1" x 11' 10") or (5.52m x 3.61m)

Textured ceiling with centre light and smoke alarm, plastered and emulsioned walls with dado rail, skirting and fitted carpet. Feature fireplace with wooden mantle and marble hearth, PVCu double glazed window overlooking the front of the property and radiator. Door leading into the kitchen.

## KITCHEN (12' 0" max x 6' 10" max) or (3.66m max x 2.08m max)

Textured ceiling with centre spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. A range of base units in grey with complementary roll top work surface in marble effect. Wall mounted combination boiler, inset stainless steel sink with chrome taps, space for washing machine, tumble dryer, freestanding cooker and fridge/freezer. PVCu double glazed window overlooking the rear garden and PVCu frosted double glazed door leading out to the rear garden.

## LANDING

Via stairs with fitted carpet and handrail. Textured ceiling with centre pendant light and access to the loft. Plastered and emulsioned walls, skirting and fitted carpet. Doors leading to the bedrooms and bathroom.

## FAMILY BATHROOM (8' 1" x 4' 9") or (2.46m x 1.46m)

Wood clad ceiling with centre light, floor to ceiling tiled walls with centre strip, skirting and vinyl flooring in tile effect. PVCu frosted double glazed window to the rear of the property and radiator. Three piece suite comprising vanity wash hand basin with chrome taps, low level w.c. and bath with chrome taps and overhead electric shower.

## BEDROOM 1 (14' 0" x 11' 10") or (4.27m x 3.60m)

Textured ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Open doorway to a built in wardrobe with shelving and light.

## BEDROOM 2 (13' 1" max x 6' 10" max) or (3.98m max x 2.09m max)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window to the rear of the property. Built in storage area with hanging rails.




## OUTSIDE

Pathway leading to the front door with overhead canopy. Areas of lawn either side of the pathway and mature trees.

Enclosed and private rear garden with patio area and path, areas of raised beds with bark and artificial grass and decorative stone to the rear.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	73	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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)