



Underwood Place, Brackla, Bridgend
County. CF31 2LS

£249,995

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Well presented three bed semi-detached house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, three bedrooms with ENSUITE to the master bedroom, family bathroom, enclosed rear garden and GARAGE. Viewing recommended. NO ONGOING CHAIN.

£249,995 - Freehold

- Three bedroom semi detached house
- Kitchen/diner
- Downstairs w.c. family bathroom and en suite
- Enclosed rear garden
- Driveway parking and garage
- EPC - C / Council tax - D



DESCRIPTION

Introducing this well presented three bed semi-detached house comprising entrance hall, downstairs w.c. lounge, kitchen/diner, three bedrooms with ENSUITE to the master bedroom, family bathroom, enclosed rear garden and GARAGE. Viewing recommended.

The property is situated within the modern development of Brackla which is within close proximity to local schools, shops and good road access to Bridgend town centre and the M4 corridor. NO ONGOING CHAIN.

ENTRANCE

Via part glazed and frosted wooden door leading into the entrance hall.

ENTRANCE HALL

Plastered and emulsioned ceiling with coving and two sets of spotlights. Plastered and emulsioned walls, radiator, tiled flooring and skirting with pin lights that run throughout the downstairs of the property. Stairs leading to first floor and doors leading off to kitchen/diner, lounge, downstairs w.c and storage cupboard.

DOWNSTAIRS W.C. (4' 10" x 3' 2") or (1.48m x 0.96m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, wall mounted electric consumer box, radiator and tiled flooring. Two piece suite comprising low level w.c. and wall mounted ceramic sink with chrome mixer tap and tiling to the splash back areas. Frosted PVCu double glazed window overlooking the front of the property.

KITCHEN/DINER (17' 2" x 8' 10" max) or (5.24m x 2.69m max)

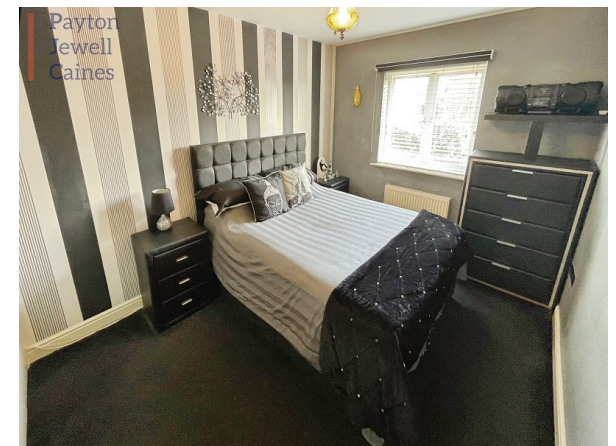
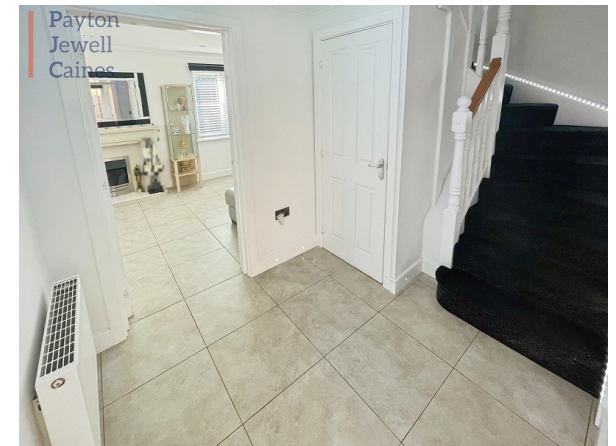
Plastered, emulsioned and coved ceiling with centre lights, plastered and emulsioned walls, skirting, radiator and tiled flooring. A range of base and wall units with complementary square edge laminate work tops. Intergrated electric oven, four ring gas hob with chrome overhead extractor fan. Inset one and a half stainless steel sink with chrome mixer tap and tiled splash back areas. Cupboard housing the gas boiler. Space for freestanding fridge/freezer, washing machine, dishwasher and good sized family dining table. PVCu part glazed frosted door leading out to the side of the property. PVCu double glazed sliding door leading out to the side garden and PVCu double glazed window overlooking the front of the property.

LOUNGE (17' 2" x 9' 5") or (5.23m x 2.87m)

Plastered, emulsioned and coved ceiling with inset chrome spotlights. Plastered and emulsioned walls, skirting, radiator and tiled flooring. Feature electric fireplace with marble hearth, surround and mantle. PVCu double glazed window overlooking the front and the side of the property.

LANDING

Via stairs with handrail, spindles and fitted carpet with strip lights leading up the stairs. Plastered and emulsioned ceiling with access to partially boarded loft. Plastered and emulsioned walls, skirting, smoke alarm and centre pendant light. Doorways leading off to three bedrooms, family bathroom and airing cupboard housing the hot water tank with further shelving for storage.



MASTER BEDROOM (12' 7" x 9' 3") or (3.84m x 2.81m)

Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls with one feature papered wall, skirting, radiator and fitted carpet. Two built in double storage cupboards, door leading to the ensuite and PVCu double glazed window overlooking the front of the property.

EN-SUITE (9' 2" x 4' 4") or (2.79m x 1.31m)

Plastered and emulsioned ceiling with centre light and extractor fan. Plastered and emulsioned walls with skirting, radiator and laminate wood effect flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and a good sized walk in fully tiled shower enclosure with folding glass screen and overhead mixer shower. Frosted PVCu double glazed window overlooking the side of the property.

FAMILY BATHROOM (7' 0" x 6' 11") or (2.13m x 2.11m)

Plastered and emulsioned ceiling with centre light and extractor fan. Plastered and emulsioned walls, skirting, radiator and wood effect vinyl flooring. Three piece suite comprising bath with chrome mixer tap and hand held shower attachment and tiling to the splash backs, low level w.c, pedestal wash hand basin with chrome mixer tap. Fosted PVCu double glazed window overlooking the front of the property.

BEDROOM 2 (10' 2" x 9' 4") or (3.09m x 2.85m)

Plastered and emulsioned ceiling with centre light. Plastered and emulsioned walls, skirting, radiator and fitted carpet. PVCu double glazed window overlooking the front of the property.

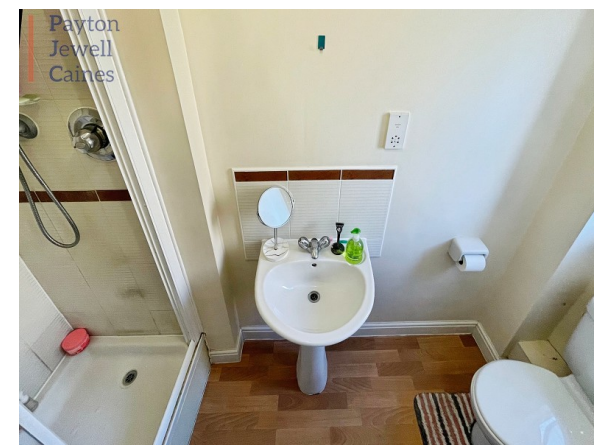
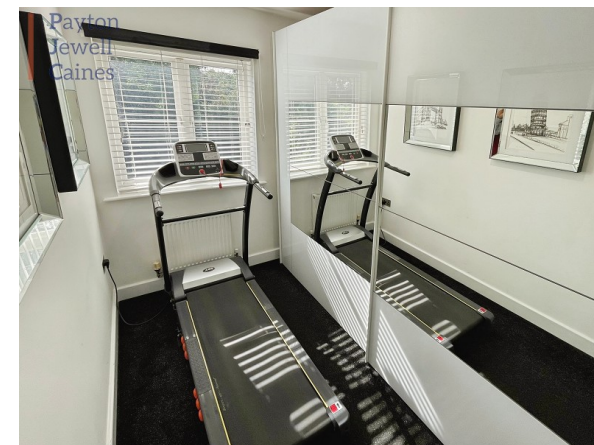
BEDROOM 3 (9' 9" x 6' 9") or (2.96m x 2.07m)

Plastered ceiling with centre spotlight, plastered and emulsioned walls, skirting, radiator and fitted carpet. PVCu double glazed window overlooking the side of the property. Wardrobe which can remain.

OUTSIDE

The front property is paved with steps leading to the front door. Two sections of laid to lawn and side gate giving access to the rear garden. Tarmac driveway for one to two vehicles leading to the garage accessed via an up and over door with power.

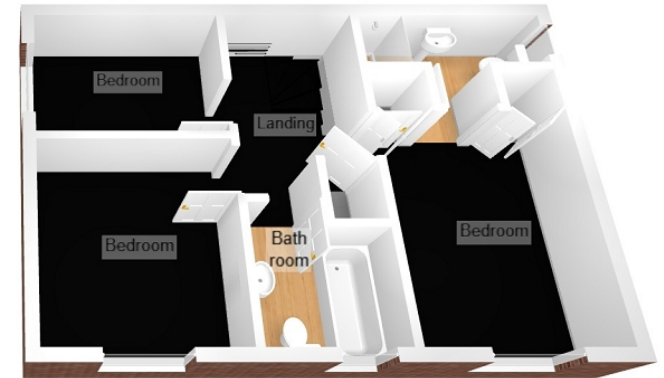
Good sized enclosed and private rear garden Laid mainly to lawn with an area of paving. Side gate leading back to the front of the property and outside lighting and tap.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(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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