



Maes Talcen, Brackla, Bridgend County.
CF31 2LG

£230,000

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Two bedroom detached BUNGALOW comprising entrance hall, lounge, two bedrooms, shower room, kitchen, CONSERVATORY, GARAGE and OFF ROAD PARKING. Good size corner plot. Sold with NO ONGOING CHAIN.

£230,000 - Freehold

- Two bedroom detached bungalow
- Generous corner plot with landscaped rear garden
- Large conservatory to the rear
- Single garage/ Off road parking
- Gas fired combination boiler/ EPC - D , Council tax band -
- Sold with no onward chain



DESCRIPTION

Introducing this two bedroom link detached bungalow situated in a quiet cul de sac and conveniently located for Brackla Triangle which is well served with shops, takeaways, public houses, doctors and dental surgery. Good road access to Bridgend town centre. The property comprises entrance hall, lounge, two bedrooms, shower room, kitchen, conservatory, garage and off road parking. Sold with no ongoing chain.

Key features:

FREEHOLD

Sold with no onward chain

Gas fired combination boiler

End of a sought after cul de sac

Good size landscaped rear garden

Convenient for the Brackla Triangle

ENTRANCE

Via frosted glazed PVCu front door into the entrance hall finished with central light fitting, access to loft storage with a pull down ladder and light, papered walls with a half height feature dado rail, skirting and fitted carpet. Fitted storage cupboard.

BEDROOM 2 (12' 4" x 8' 2") or (3.75m x 2.50m)

Overlooking the front via PVCu double glazed window and finished with central ceiling rose, coving, papered walls, skirting and fitted carpet. Two double fitted wardrobes (bedroom furniture available if required).

BEDROOM 1 (12' 4" x 8' 6") or (3.75m x 2.60m)

Overlooking the front via PVCu double glazed window and finished with central spot light, wall lights, coved ceiling, papered walls, skirting and fitted carpet. Fitted storage cupboard with shelving and hanging rail.

SHOWER ROOM

PVCu frosted glazed window to the side, central light fitting, ceiling mounted extractor fan (not tested), radiator, full height ceramic tiles to the wall and to the floor. Four piece suite comprising WC, wash hand basin with chrome mixer tap and large walk in shower cubicle with sliding glazed door housing a plumbed shower with grab rails and pull down seat. Additional separate smaller shower cubicle housing a plumbed shower.

LOUNGE (16' 1" max x 13' 3" max) or (4.90m max x 4.05m max)

Measurements into the box bay. Finished with central light fitting and fan, central ceiling rose, papered ceiling and walls, high level feature picture rail, matching wall lights, PVCu double glazed box bay window to the side, PVCu double glazed bi-fold doors leading into the conservatory, skirting and fitted carpet. Feature fireplace with wall mounted electric pebble effect fire, marble hearth, ceramic back plate and white mantel. Door through to the kitchen.



KITCHEN (12' 10" x 6' 7") or (3.90m x 2.00m)

Overlooking the side via PVCu double glazed window and finished with light fitting, ceiling mounted smoke detector, emulsioned walls with half height ceramic tiles and a vinyl floor. Wall mounted Worcester gas fired combination boiler. A range of low level and wall mounted units in a shaker style cream with brushed chrome handles and a complementary roll top work surface. Inset sink with mixer tap and drainer. Space for gas cooker. Plumbing for automatic washing machine. Space for fridge/freezer (all available if required).

CONSERVATORY (10' 10" x 17' 5") or (3.30m x 5.30m)

Double glazed apex roof, two aspects of PVCu double glazing with French doors leading out to the side of the garden and a further French door to the other side of the conservatory and a ceramic tiled flooring. Fitted blinds to remain.

OUTSIDE

Enclosed rear garden, generously sized and landscaped with an area of patio, rotary line and steps leading up to various areas of mature trees and shrubs finished with chipped bark. Courtesy door to single garage. Gated access to the front of the property.

Concrete driveway suitable for parking up to three vehicles. Open aspect front garden laid to lawn with mature trees and shrubs around the perimeter.

GARAGE

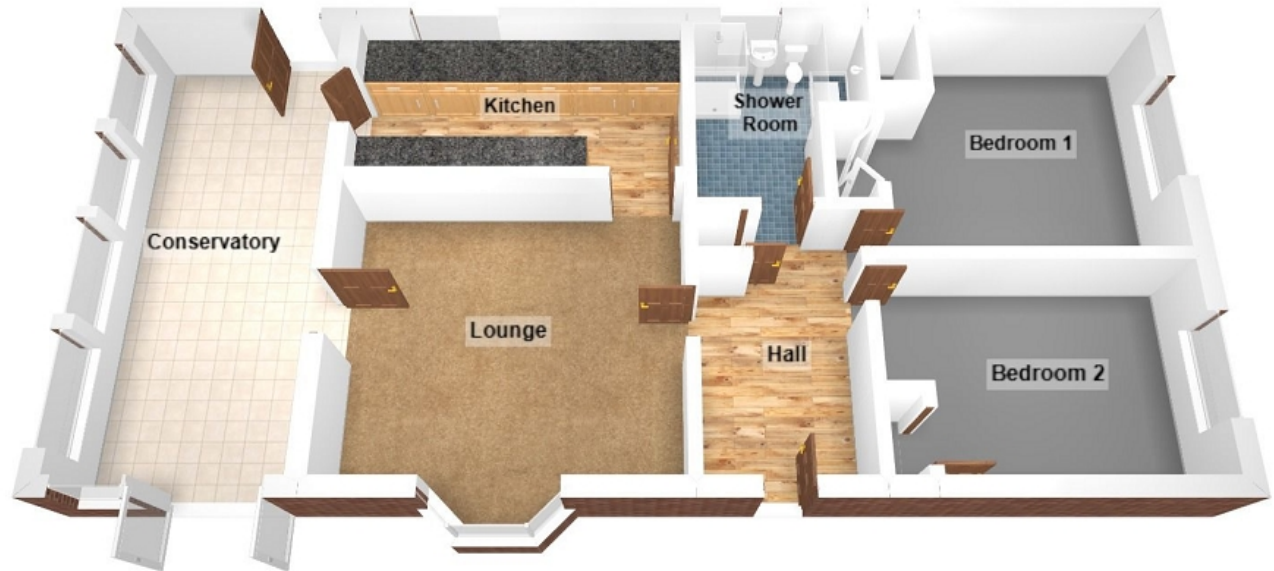
Traditional up and over door. Courtesy door to rear garden.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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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