



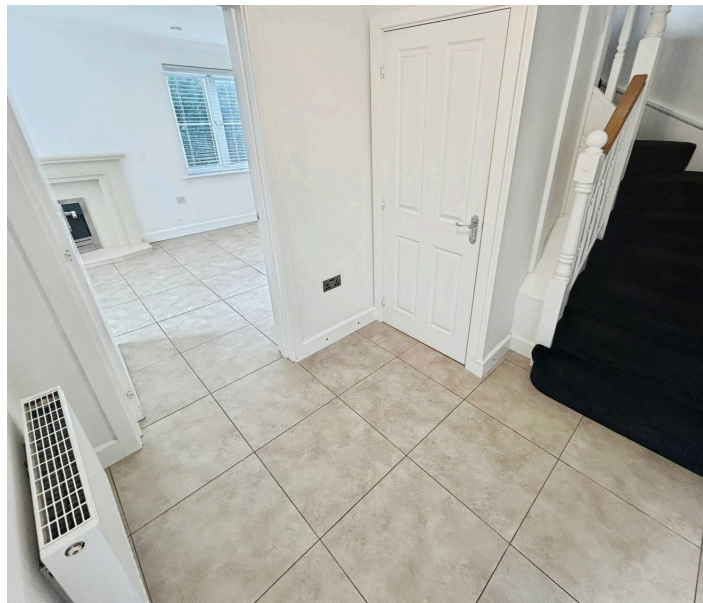
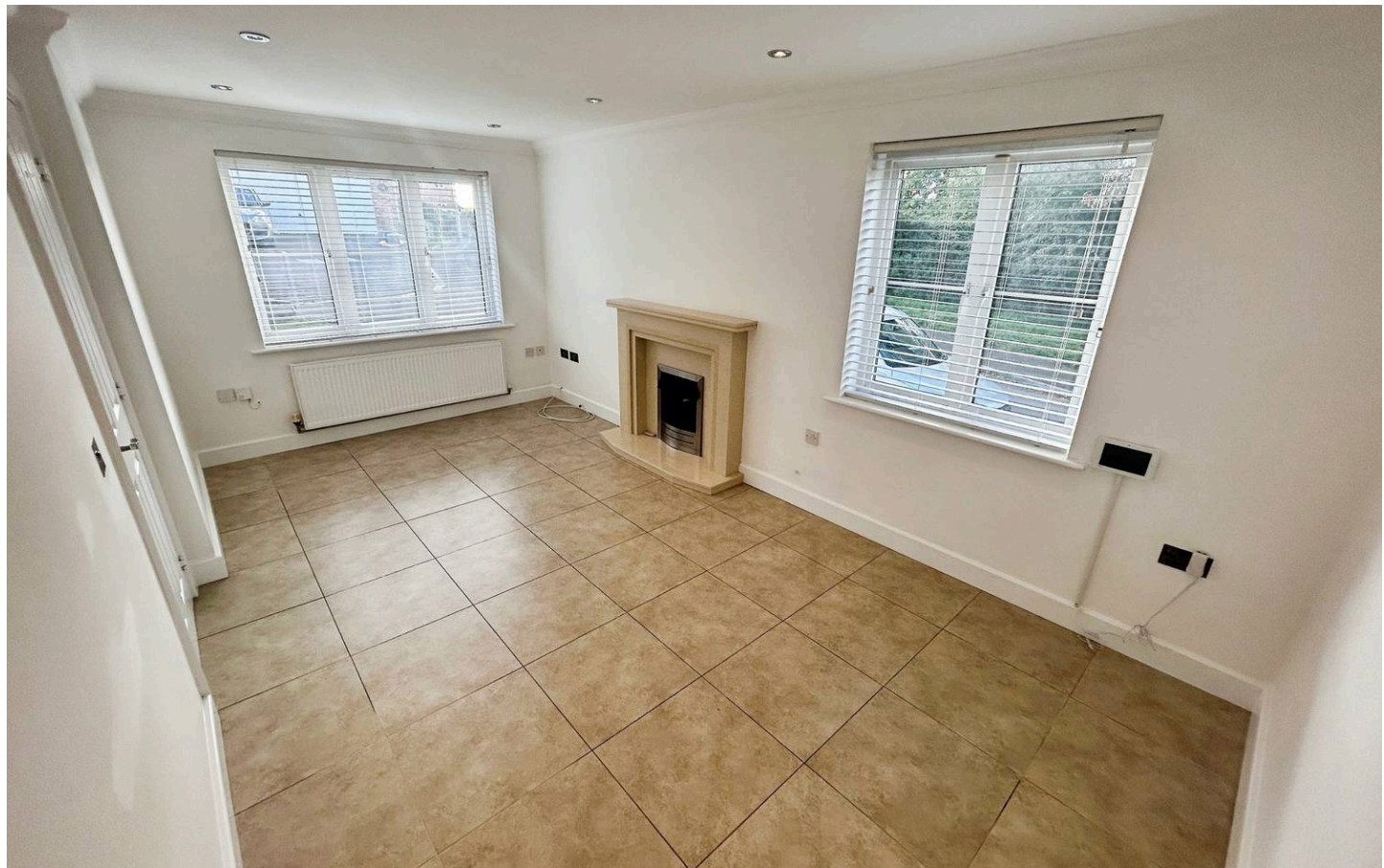
91 Underwood Place, Brackla – CF31 2LS
Bridgend

£254,995

91 Underwood Place

Brackla, Bridgend

Welcome to this inviting three bedroom semi-detached house, perfectly positioned close to local amenities for your everyday convenience. Step inside to find a spacious and comfortable living area that's ideal for relaxing evenings or entertaining friends. The modern kitchen provides plenty of space for cooking up family meals, and there's a handy downstairs W.C for guests. Upstairs, you'll find three well-proportioned bedrooms, including a main bedroom with its own en-suite (no more morning queues), plus a stylish family bathroom. The property benefits from an EPC rating of C and falls under Council Tax Band D, making it an efficient and practical choice for families or professionals alike. There has also recently been fitted a new boiler. There's plenty of built-in storage throughout to keep things tidy, and with driveway parking and a garage, you'll never have to worry about finding a space for your car or extra belongings. The location is ideal for those who want to be close to shops, schools, and transport links, ensuring everything you need is right on your doorstep. This house is ready for you to move in and make it your own, offering a lovely blend of comfort and convenience in a sought-after neighbourhood. Viewings are highly recommended.





- Three bedroom semi-detached house
- EPC - C / Council Tax - D
- Family bathroom, downstairs W.C, and en-suite
- Close to local amenities
- Driveway parking and garage
- Enclosed rear garden
- NO CHAIN
- New boiler recently fitted

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 the first floor and doors leading off to the kitchen/diner, lounge and downstairs WC and storage cupboard.

Downstairs WC

4' 10" x 3' 2" (1.48m x 0.96m)

Emulsion ceiling and walls, centre light, skirting, wall mounted electrical consumer unit, radiator and tiled floor, Two piece suite comprising of low level WC and hand wash basin with tiled splashback area. Frosted PVC double glazed window with overlooking the front of the property.

Kitchen/Diner

17' 2" x 8' 10" (5.24m x 2.69m)

Emulsion ceiling and walls, centre light, radiator and tiled flooring. A range of base and wall units with complementary worktops. Integrated electric oven, four ring gas hob with chrome overhead extractor fan, sink with tiled splashback areas, cupboard housing gas boiler, space for free standing fridge-freezer, washing machine, and dishwasher. PVC park glazed frosted door leading out to the side of the property. PVC double glazed sliding door leading out to the side of the garden and PVC double glazed window overlooking the front of the property.



Lounge

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

Emulsion ceiling with spotlights, emulsion walls, radiator and tiled flooring. Feature electric fireplace with marble hearth, surround, and mantle. PVC 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" (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" (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" (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. Frosted PVCu double glazed window overlooking the front of the property.

Bedroom two

10' 2" x 9' 4" (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.

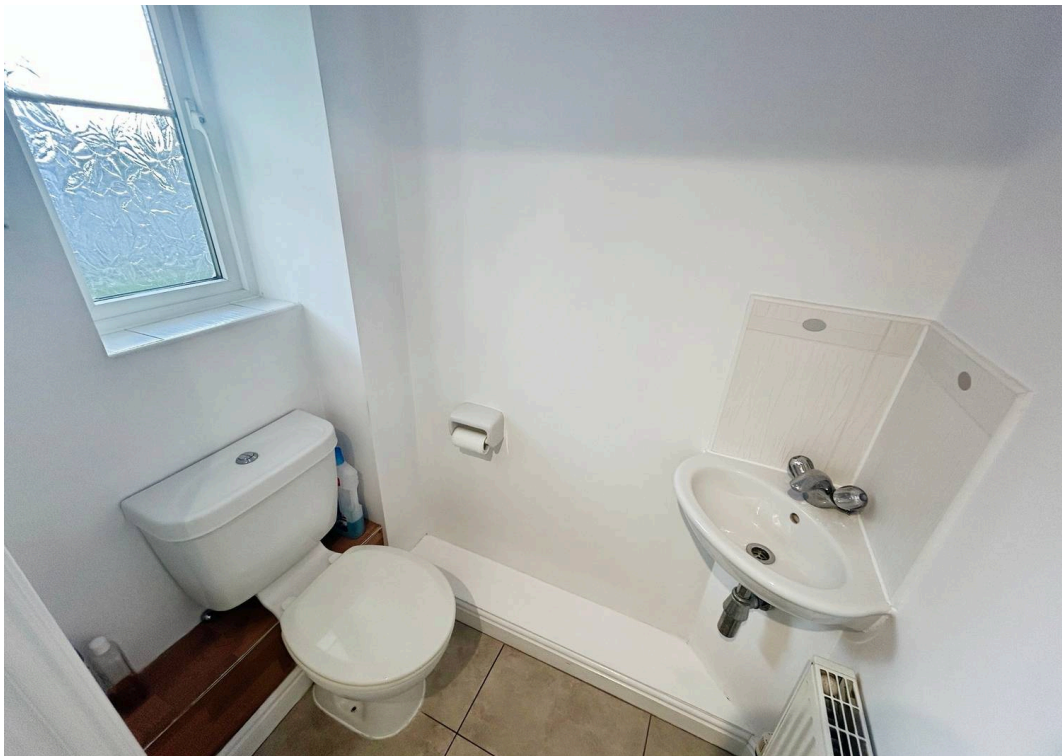
Bedroom three

9' 9" x 6' 9" (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.





Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.