



Hazeldene Avenue, Brackla, Bridgend. CF31
2JR

£85,000

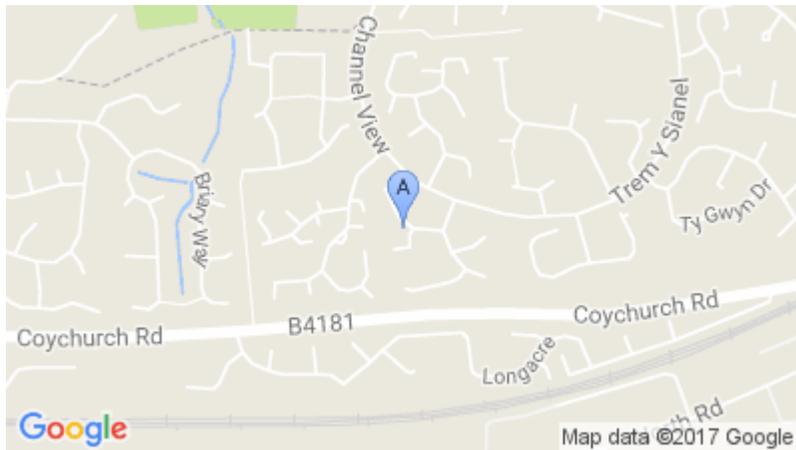


Hazeldene Avenue, Brackla, Bridgend. CF31 2JR

One bedroom semi detached house situated in a pleasant cul de sac on Brackla development offering good road access into Bridgend Town Centre and the M4 corridor. The property benefits from lounge, kitchen, master bedroom with fitted wardrobes and allocated parking. IDEAL INVESTMENT/FIRST TIME BUY.

£85,000

- Semi Detached House
- One Bedroom/EPC=C
- Situated in a cul de sac
- Allocated Parking
- Viewing Recommended
- Ideal Investment Opportunity



ENTRANCE

Via PVCu double glazed door.

LOUNGE (15' 9" x 13' 8") or (4.80m x 4.16m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Two radiators. Spiraled staircase leading to the first floor. PVCu double glazed windows to the front and side. Doorway leading into kitchen.

KITCHEN (6' 10" x 6' 1") or (2.09m x 1.85m)

Artexed ceiling. Emulsioned walls. Tiled to splash back areas. A range of wall and base units with complementary work surfaces. Single drainer sink unit with mixer taps. Electric cooker point. Plumbed for automatic washing machine. Vinyl flooring. PVCu double glazed window to front. Staircase leading to first floor.

LANDING

Artexed ceiling. Emulsioned walls. Door leading into storage cupboard. Fitted carpet.

WET ROOM (7' 3" x 6' 0") or (2.20m x 1.83m)

Artexed ceiling. Fully tiled walls. Special non slip flooring. Three piece suite comprising low level w.c. pedestal wash hand basin and electric shower with shower rail and curtain. Radiator. PVCu frosted double glazed window to front.

BEDROOM (13' 7" x 8' 0") or (4.15m x 2.45m)

Artexed ceiling. Papered walls. Fitted carpet. Fitted double wardrobes. Radiator. PVCu double glazed window to front of property.

OUTSIDE

Frontage is enclosed and bounded by wood ranch style fencing. Laid to lawn. Footpath leading to front door. Allocated parking for one vehicle.

DIRECTIONS

On entering Brackla from Coity cemetery take the left turning at roundabout onto Channel View follow the road, taking a left turn on to Hazeldene, first right, bare right to head of cul de sac where property can be found.



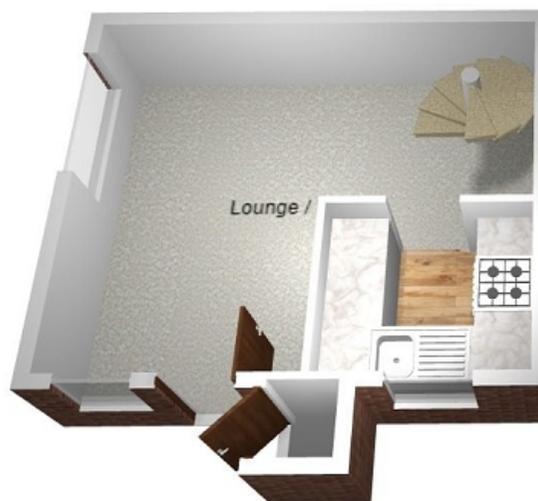
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		94
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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.



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