



Badgers Mead, Brackla, Bridgend. CF31 2PZ

£119,995

**PJC** PAYTON  
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CAINES

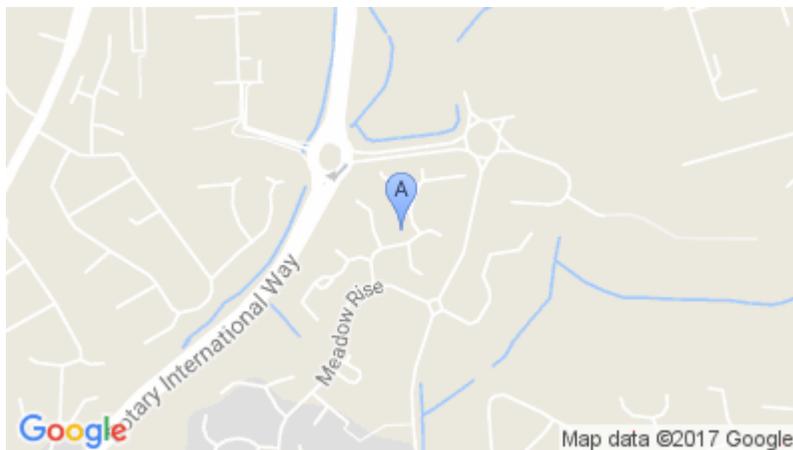
Badgers Mead, Brackla, Bridgend.

CF31 2PZ

IDEAL FIRST TIME BUY! Introducing a well presented two bedroom end of link house on a popular development in Brackla comprising modern fitted kitchen, two reception rooms, 2 bedrooms with fitted wardrobes and bathroom. External storage and driveway parking. IDEAL LOCATION FOR THE M4.

£119,995 - Freehold

- IDEAL FIRST TIME PURCHASE
- Two bedroom end of link house
- Two reception rooms
- Driveway parking. EPC-D
- Ideal location for the M4 corridor
- Well presented throughout
- VIEWING RECOMMENDED



## DESCRIPTION

Introducing this well maintained and presented two bedroom end of link house located on a popular residential development to the North of Brackla and having ideal links to the M4.

The property is within walking distance of primary and secondary schools (Brackla and Archbishop McGrath) and stops for the local bus routes are close by. Brackla is a popular suburb of Bridgend which benefits from its own retail centre with a Co-op store, food outlets and other local retail shops, doctors surgery and gymnasium.

Viewing highly recommended for this property as it would make an ideal first time purchase.

## ENTRANCE HALL

Access is via a Upvc front door into the entrance hall with an attractive arch leading into kitchen.

## KITCHEN (7' 10" x 7' 10") or (2.40m x 2.40m)

Overlooking the front garden and comprising a range of low level and wall mounted kitchen units in a dark Beech finish with complimentary high gloss work tops and ceramic tiles to splash backs. There is an integrated electric oven, gas hob and overhead extractor as well as space for washing machine and high level fridge/ freezer.

There is a brand new wall mounted 'Ideal' gas fired combination boiler (fitted Jan 2018).

## LOUNGE (11' 10" x 17' 1") or (3.60m x 5.20m)

The living area to rear has large double French doors leading to the rear garden providing an abundance of natural light. Decor is neutral with solid oak flooring and an open staircase leading to the first floor.

Steps leading down to the dining area.

## DINING ROOM (10' 10" x 8' 2") or (3.30m x 2.50m)

This additional living space has been created from partially converting the garage and provides an ideal room for formal dining, a home office or a play room.

There is door leading to the rear garden.



## BATHROOM

The bathroom has been fitted with a modern three piece suite in white comprising a w.c. wash hand basin, bath with over bath shower and glazed shower screen. There are modern ceramic tiles to the floor and full height to the walls and a frosted glazed window providing natural light.

## BEDROOM 1 (11' 10" x 9' 10") or (3.60m x 3.0m)

This is a good sized double bedroom overlooking the rear garden benefiting from a fitted double wardrobe.

## BEDROOM 2 (10' 6" x 6' 11") or (3.20m x 2.10m)

This is a good size single bedroom with the added benefit of two fitted storage cupboards / wardrobes and would be an ideal guest room or child's bedroom.

## OUTSIDE

The rear garden is arranged on low tiers with the patio area ideal for outdoor dining and a step leading up to an area of lawn and a further raised decking area which captures the sun all afternoon.

There is an open aspect frontage laid to decorative stone with a pathway to the front door and a tarmac driveway suitable parking for two cars. The former garage is now only suitable for storage, however does have power and lighting and is ideal for tumble dryer and/or additional fridge/freezer etc.



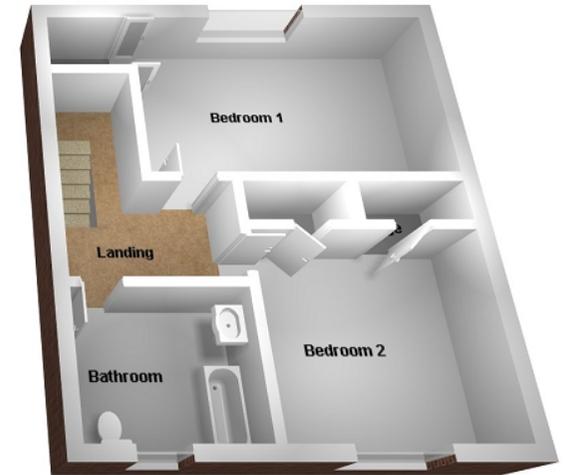
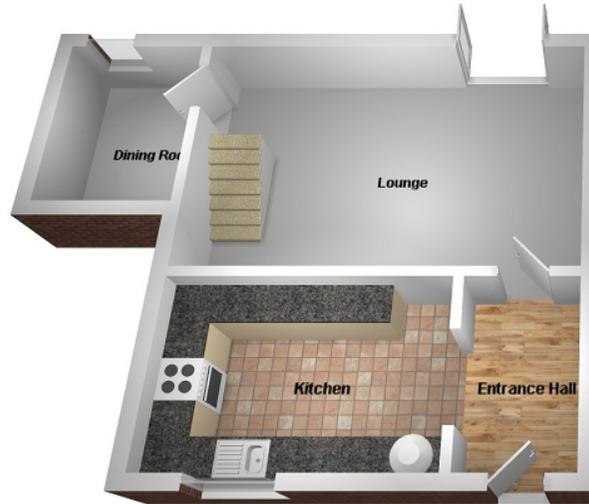
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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 <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> 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 (CO<sub>2</sub>) 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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