



Lavender Court, Brackla, Bridgend. CF31
2ND

£114,995



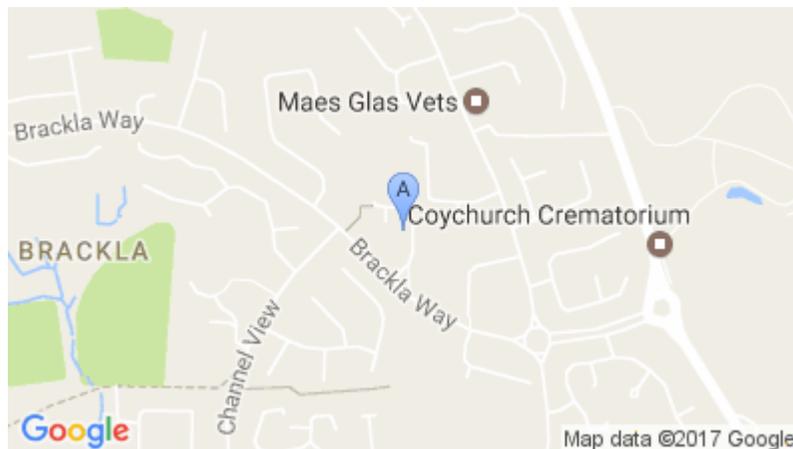
Lavender Court, Brackla, Bridgend.

CF31 2ND

IDEAL FIRST TIME PURCHASE - A well presented two bedroom end of link house comprising entrance hall, kitchen, lounge, two double bedrooms, bathroom, rear garden and driveway.

£114,995 - Freehold

- IDEAL FIRST TIME PURCHASE
- Two double bedroom end of link
- Enclosed rear garden and driveway
- Well presented throughout
- Lounge/Diner
- EPC - D, VIEWING RECOMMENDED



DESCRIPTION

Introducing this well presented two double bedroom end of link house located toward the eastern side of Brackla, Bridgend. The property has gas fired central heating, PVCu double glazing and neutral decor throughout.

The location is ideal for access to the M4 at either junctions 35 or 36 and is within walking distance of Tremains Primary School. There is a convenience store closeby, as well as a public house, vets and Bridgend and Brackla Industrial Estates.

This property would be an ideal first time or investment purchase.

ENTRANCE HALL

Access is via a PVCu door into the entrance hall. There is an arch through to the kitchen and a doorway into the lounge.

KITCHEN (9' 2" x 9' 2") or (2.80m x 2.80m)

The kitchen overlooks the front of the house and has a range of low level and wall mounted units, in wood finish with a complementary work top and ceramic tiles to the splash back. There is space for a gas cooker, fridge / freezer and a washing machine

LOUNGE/DINER (15' 9" x 13' 1") or (4.80m x 4.0m)

Overlooking the rear garden this room benefits from excellent natural light through the sliding patio doors. The room has a wood effect laminate floor and a feature papered wall. Ample space for table and chairs.

Stairs are leading to the first floor;

BEDROOM 1 (12' 8" x 9' 10") or (3.85m x 3.0m)

This master bedroom overlooks the rear of the house and has a feature papered wall, fitted carpet and a fitted storage cupboard housing the hot water tank.

BEDROOM 2 (11' 8" x 7' 7") or (3.55m x 2.30m)

This double bedroom overlooks the front of the house and has a fitted carpet and neutral decor.



BATHROOM

The bathroom comprises a modern white suite with wc, wash hand basin and a bath with an over bath electric shower. There are full height tiles to the walls and ceramic tiles to the floor.

OUTSIDE

There is an enclosed rear garden which is south facing and has a beautiful mature Magnolia tree. There is an area of patio which is ideal for outdoor dining and gated access to the front of the house.

The driveway is suitable for 2 cars.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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