




BRITISH
PROPERTY
AWARDS
2018-2019
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GOLD WINNER
LETTING AGENT
IN BRIDGEND

Lavender Court, Brackla, Bridgend . CF31
2ND

£119,950

 PAYTON
JEWELL
CAINES

Lavender Court, Brackla, Bridgend . CF31 2ND

IDEAL FIRST TIME BUY / INVESTMENT PURCHASE - Well presented two bedroom end of link property located in Brackla, Bridgend. The accommodation comprises entrance hall, lounge/diner, kitchen, two double bedrooms, bathroom, enclosed rear garden and off road parking to the front. Viewing recommended.

£119,950 - Freehold

- Well presented two double bedroom end of link house
- Lounge/diner
- Enclosed rear garden
- Off road parking to the front, EPC-D
- Ideal first time buy/investment purchase
- 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 property has an open plan aspect to the front with views over the green that provide a recreational area.

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.

ENTRANCE

Via part glazed PVCu door into the entrance hall.

ENTRANCE HALL

Artexed and coved ceiling, emulsioned walls, radiator, wood effect laminate flooring and doorway through into the kitchen.

KITCHEN (9' 0" x 8' 10") or (2.75m x 2.68m)

Artexed ceiling with modern spot light bar, wood effect laminate flooring and PVCu double glazed window to front aspect. A range of wall and base units with complementary work top. Integrated appliances include electric oven, four ring gas hob, stainless steel and glass cooker hood and space for freestanding washing machine and fridge/freezer. Single stainless steel sink with drainer and mixer tap.

LOUNGE/DINER (19' 0" x 13' 0") or (5.78m x 3.96m)

Artexed and coved ceiling with centre light, emulsioned walls, radiator and PVCu double glazed French doors leading to the rear garden. Staircase with open balustrade and fitted carpet to the first floor. Wood effect laminate flooring.

LANDING

Artexed ceiling with modern down light, smoke detector and access into the attic. Emulsioned walls and fitted carpet.

BEDROOM 1 (13' 1" x 9' 8") or (3.98m x 2.94m)

Artexed and coved ceiling with centre light, emulsioned walls, radiator, fitted carpet and PVCu double glazed window to rear aspect and built in storage cupboard.

BEDROOM 2 (11' 6" x 7' 6") or (3.50m x 2.28m)

Artexed and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

BATHROOM (8' 6" x 5' 3") or (2.60m x 1.59m)

Artexed ceiling with modern down lights, part tiled/part emulsioned walls, tile effect vinyl flooring and PVCu double glazed window with frosted glass to front aspect. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with mixer tap and hand held shower attachment. Wall mounted heated towel rail.



OUTSIDE

The rear garden is bound by wood panel fencing laid mainly to lawn with large patio area ideal for garden furniture and hard standing for garden shed. Side access via garden gate.

To the front the property is open plan laid mainly to lawn with hard standing for one vehicle and path leading to the front door.

DIRECTIONS

On entering Brackla from Coity side, take the second exit off the roundabout onto Brackla Way passing the local shop on the left hand side, take the next right onto Lavender Court, where the property can be found on the left hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(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+) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(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. 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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