



Georgian Way, Brackla, Bridgend . CF31 2EY

£162,950





## Georgian Way, Brackla, Bridgend . CF31 2EY

We are delighted to offer this three bedroom semi detached house comprising entrance hall, lounge, KITCHEN/DINER, family bathroom, enclosed rear garden, DRIVEWAY PARKING AND GARAGE. Ideal first time buy. AVAILABLE WITH NO ONGOING CHAIN.

**£162,950 - Freehold**

- Three bedroom semi detached house
- Ideal first time purchase
- Kitchen/diner
- Enclosed rear garden
- Driveway parking and garage, EPC-C
- AVAILABLE WITH NO ONGOING CHAIN



## DESCRIPTION

Introducing this three bedroom semi detached property situated in the popular residential development of Brackla which is close to local amenities and walking distance to the triangle shopping centre. The property benefits from an enclosed rear garden, driveway parking and garage. Viewing recommended. Available with NO ONGOING CHAIN.

## ENTRANCE

Via PVCu door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling, papered walls, fitted carpet, radiator and carpeted staircase leading to the first floor.

## LOUNGE (15' 0" x 11' 6") or (4.56m x 3.50m)

Emulsioned ceiling, papered walls, fitted carpet, PVCu double glazed bay window to the front of property, feature fire surround with tiled surround and hearth housing a gas effect fire. Door leading into the kitchen.

## KITCHEN (8' 11" x 14' 7") or (2.72m x 4.45m)

Emulsioned ceiling, part emulsioned/part tiled walls, radiator, non slip flooring, two PVCu double glazed windows to the rear of the property and door leading out to the side. A range of wall and base units with complementary work surface housing stainless steel sink drainer. Plumbing for automatic washing machine, space for freestanding cooker and door leading into pantry. Space for table and chairs.

## LANDING

Emulsioned ceiling with loft access, papered walls, fitted carpet, PVCu double glazed window to the side of property and four doors leading off.

## FAMILY BATHROOM (6' 4" x 5' 6") or (1.93m x 1.68m)

Emulsioned ceiling, fully tiled walls, non slip flooring, radiator and PVCu double glazed window with obscured glass to the side of property. Three piece suite comprising low level w.c. sink/pedestal and panelled bath with overhead shower.

## BEDROOM 1 (13' 3" x 8' 5") or (4.04m x 2.56m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the front of property. Built in storage cupboard housing the hot water tank.

## BEDROOM 2 (8' 10" x 10' 10") or (2.68m x 3.31m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the rear of property and radiator.

## BEDROOM 3 (10' 1" x 6' 1") or (3.08m x 1.85m)

Emulsioned ceiling and walls, fitted carpet, radiator and PVCu double glazed window to the front of property. Built in cupboard over the stairwell.






## OUTSIDE

Driveway parking to the front laid with pavo brick for up to three/four vehicles. The front garden is laid with decorative slate chipping's and steps leading to the main entrance.

Enclosed rear garden with access to the driveway, garage with up and over door, power and lighting. Small decked area with pathway leading to the remainder of the garden which is laid to lawn and bordered with mature shrubs, plants and wooden panel fencing.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)