



Hazeldene Avenue, Brackla, Bridgend .
CF31 2JR

£104,995



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IDEAL INVESTMENT BUY - 2 bedroom mid terrace house comprising entrance hall, lounge, kitchen, 2 bedrooms, bathroom, enclosed rear garden and residents parking.

£104,995 - Freehold

- Two bedroom mid terrace house
- EPC -C . Gas fired boiler
- Residents parking to the side.
- Enclosed rear garden
- IDEAL INVESTMENT PURCHASE
- Close to local amenities - Brackla Triangle



DESCRIPTION

Introducing this 2 bedroom mid terrace home situated within Brackla and in easy walking distance of Brackla triangle for its local amenities. The property has a gas boiler, enclosed rear garden and residents parking.

ENTRANCE

Via part frosted glazed PVCu front door into porch which leads into the inner hallway with fitted storage cupboard housing the gas meter and wall mounted hooks.

LOUNGE (15' 5" x 12' 4") or (4.70m x 3.75m)

Overlooking the front via a PVCu double glazed window and finished with emulsioned walls with a half height feature dado rail, skirting and carpet tiled floor. Wrought iron circular staircase to the first floor. Door way through into the kitchen.

KITCHEN (12' 6" x 7' 3") or (3.80m x 2.20m)

Overlooking the rear garden via a PVCu double glazed window and a part glazed PVCu door. The kitchen is finished with a central fluorescent strip light, emulsioned walls, wall mounted Baxi gas fired boiler, inset sink with drainer, plumbing for automatic washing machine and space for cooker. Low level kitchen units with a complementary roll top work surface.

FIRST FLOOR LANDING

Via circular staircase.

BEDROOM 1 (8' 2" x 12' 6") or (2.50m x 3.80m)

Overlooking the front via PVCu double glazed window. This double bedroom is finished with emulsioned walls, skirting and a carpet tiled floor.

BEDROOM 2 (12' 6" x 7' 7") or (3.80m x 2.30m)

Overlooking the rear via PVCu double glazed window, access to loft storage, carpet tiled floor. Fitted storage cupboard housing hot water and tank and further fitted storage cupboard.


BATHROOM

Full height tiled walls and vinyl floor covering. Three piece suite comprising WC, bath and sink unit.

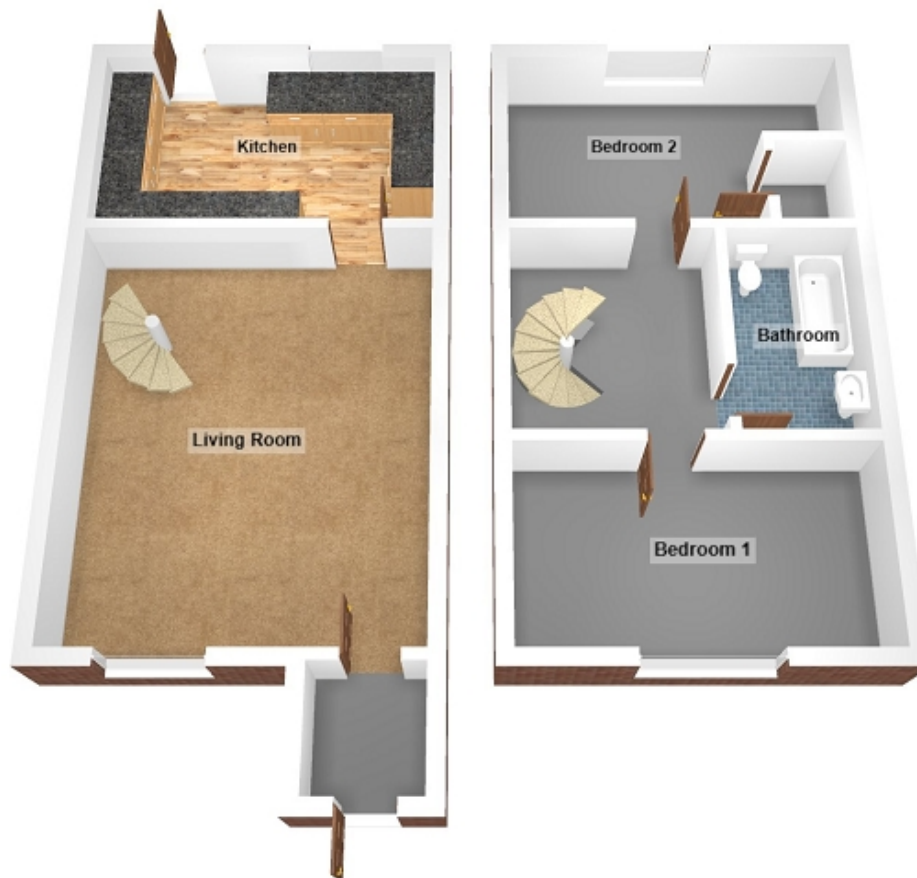
OUTSIDE

Enclosed south facing rear garden laid to patio with a pathway leading to an area of lawn.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(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.



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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