



Fairoak Chase, Brackla, Bridgend County.
CF31 2PH

£219,950



PAYTON
JEWELL
CAINES

Fairoak Chase, Brackla, Bridgend County. CF31 2PH

Two/three bedroom detached bungalow comprising entrance hall, lounge, kitchen, dining room/bedroom 3, two further bedrooms upstairs plus wet room, single GARAGE, OFF ROAD PARKING, front and rear gardens. NO ONGOING CHAIN.

£219,950 - Freehold

- Two/three bedroom detached bungalow
- Lounge/fitted kitchen
- No ongoing chain
- Two double bedrooms and wet room to first floor
- Bedroom 3/dining room to ground floor/EPC -
- Single integral garage/ Off road parking/ front and rear gardens



DESCRIPTION

The property is within walking distance of local schools, footpath leading to the Brackla triangle which is well served with shops, supermarket, takeaway, dental and doctor surgeries along with public house. The comprehensive school Archbishop is also within easy walking distance. Good road links to Bridgend town centre and the M4 corridor.

ENTRANCE

Via PVCu double glazed front door into entrance hall finished with artexed and coved ceiling, papered walls, fitted carpet, radiator, staircase to first floor with fitted carpet and good sized under stairs storage. All doors leading off.

LOUNGE (18' 5" x 11' 1") or (5.61m x 3.37m)

Artexed and coved ceiling, emulsioned walls with dado rail, fitted carpet, two radiators, fire place with electric fire to remain, PVCu double glazed window to front and one to side.

DINING ROOM (8' 5" x 8' 4") or (2.57m x 2.55m)

Currently used as a dining room but could be bedroom 3. Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

KITCHEN (11' 2" x 7' 0") or (3.41m x 2.14m)

Artexed and coved ceiling, fully tiled walls and vinyl floor covering. A range of wall and base units with complementary work surfaces. Plumbing for automatic washing machine. Freestanding electric cooker to remain and under counter fridge. Stainless steel single drainer sink unit with mixer tap. PVCu double glazed window and door to rear garden.

FIRST FLOOR LANDING

Split level stairs case with fitted carpet. PVCu double glazed window to side set within dormer. Artexed and coved ceiling, access into attic, papered walls, fitted carpet and airing cupboard.

BATHROOM (7' 6" x 5' 6") or (2.29m x 1.67m)

Artexed and coved ceiling, fully tiled walls, PVCu frosted double glazed window to side of property and non slip flooring. Low level WC, pedestal wash hand basin and wet room area with electric shower, shower rail and curtain.

BEDROOM 1 (15' 0" x 13' 7") or (4.58m x 4.15m)

Artexed ceiling, papered walls, fitted carpet, radiator, door into eaves space, fitted wardrobes with mirrored doors, Velux window to side and PVCu double glazed window to front.

BEDROOM 2 (13' 7" x 8' 6") or (4.14m x 2.59m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator, four louvre door fitted wardrobes with hanging rail and shelving and PVCu double glazed window to rear of property.



OUTSIDE

The rear is enclosed and bounded by wood panel fencing, astroturf with a variety of shrub borders and paved patio area ideal for garden furniture. Side footpath leading around the perimeter of the bungalow.

The frontage is open plan with stone gravel for low maintenance and off road parking for one vehicle which leads to the single integral garage. Footpath leading to front door at the side of the property.

GARAGE

Accessed via up and over door. Power installed.

DIRECTIONS


Heading towards Brackla from the Coity end take the first left turning off the roundabout on to Channel View, continue along, turn left on to Springfield Lane which leads on to Fair oak Chase. Follow the road into Fair oak Chase taking the first left turning into the cul de sac where the bungalows are positioned and the property can be found on the right hand side.

NOTE

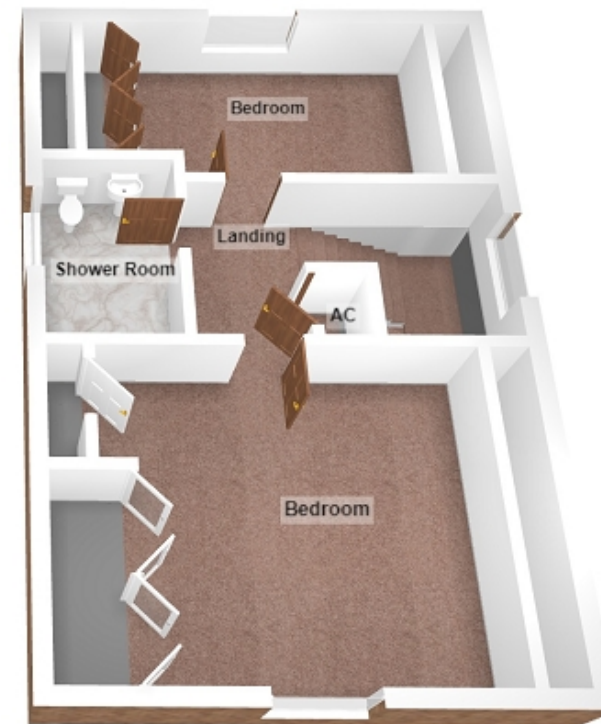
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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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