



Sedd Goch, Brackla, Bridgend County. CF31
2HN

£399,950



PAYTON
JEWELL
CAINES

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Five bedroom detached property situated in a sought after cul-de-sac, comprising entrance porch, entrance hall, downstairs double bedroom with en suite wet room, lounge, kitchen, dining room and CONSERVATORY. Four bedrooms, one EN SUITE, JACK AND JILL BATHROOM to the first floor. Good size rear garden and off road parking to the front.

£399,950

- Generous five bedroom detached home
- Sought after cul-de-sac / close to Brackla Triangle
- Conservatory and two reception rooms
- En suite to bedroom one
- Good size enclosed rear garden
- Ample off road parking to the front
- EPC - C/ Council tax band -



DESCRIPTION

Introducing this well presented five bedroom detached house located on a sought after cul-de-sac within easy walking distance of the Brackla Triangle. The property benefits from a conservatory, en suite to the master bedroom, jack and jill bathroom, generous size enclosed rear garden and ample off road parking. The property is situated on the well regarded residential development of Brackla, close to local shops and schools and is within easy access to the A48 and the M4 corridor and triangle shopping centre. Early viewing highly recommended to appreciate this family home.

ENTRANCE

Via part glazed and frosted PVCu front door into the entrance porch.

ENTRANCE PORCH (6' 6" x 4' 1") or (1.99m x 1.24m)

Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls with two walls exposed brick and tiled flooring. Frosted PVCu double glazed window overlooking the side of the property and frosted PVCu double glazed door leading into the hallway.

HALLWAY

Emulsioned and coved ceiling with sunken spot lights, smoke alarm, emulsioned walls, skirting and tiled flooring. Door leading to the downstairs bedroom with en suite, stairs leading to the first floor and doors leading to the kitchen, lounge and downstairs w.c.

DOWNSTAIRS BEDROOM (16' 10" max x 14' 8" max) or (5.12m max x 4.46m max)

Vaulted ceiling with inset spot lights, two large velux windows, skimmed and emulsioned ceiling and walls, skirting and fitted carpet. Alcove for large wardrobes, radiator and large PVCu double glazed window overlooking the front of the property.

WET ROOM (8' 2" x 4' 9") or (2.50m x 1.46m)

Skimmed and emulsioned ceiling with inset spot lights, tiled walls in light grey marble effect with feature border, wall mounted chrome towel rail radiator, frosted PVCu double glazed window overlooking the rear of the property and tiled flooring. Suite comprising pedestal wash hand basin with chrome mixer tap, low level w.c. and chrome shower mixer tap to wet room.

DOWNSTAIRS W.C. (11' 1" x 3' 9") or (3.37m x 1.15m)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, high gloss white fitted cupboard housing electric consumer box with further shelving, radiator, large PVCu double glazed window overlooking the side of the property, skirting and tiled flooring. Two piece suite comprising low level WC and large vanity sink unit with chrome mixer tap.

LOUNGE (16' 9" x 10' 11") or (5.10m x 3.33m)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property, wall mounted electric fire, skirting and laminate flooring. Double opening leading to dining room.



DINING ROOM (16' 2" x 11' 0") or (4.93m x 3.35m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, radiator, skirting and laminate flooring. Door way to kitchen. Glazed door way leading to conservatory.

KITCHEN (14' 0" max x 12' 0" max) or (4.26m max x 3.65m max)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, dual aspect light via large PVCu double glazed window overlooking the rear of the property and frosted PVCu double glazed window and door leading to the side of the property, skirting and tiled flooring. A range of wall and base units in a high gloss white with chrome handles and a complementary roll top work surface. Matching centre island with pull out drawers and space for two breakfast bar stools. Gas Range cooker with five ring hob and extractor hood, Integrated appliances to include under counter freezer, washing machine and dishwasher. Large storage unit matching the kitchen cupboards built around American style fridge/freezer. One and a half bowl black resin sink with chrome mixer tap.

CONSERVATORY (17' 4" x 9' 4") or (5.29m x 2.84m)

Glass roof, PVCu double glazed units set on dwarf wall, radiator, PVCu double glazed French doors to rear garden, skirting and tiled flooring.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail with metal spindles. Emulsioned and coved ceiling with sunken spot lights, smoke alarm, access to loft, emulsioned walls, skirting and fitted carpet. Doors to family bathroom and four bedrooms.

FAMILY BATHROOM (6' 3" x 6' 1") or (1.91m x 1.85m)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, chrome towel radiator, PVCu frosted double glazed window overlooking the front of the property, skirting and tiled flooring. Three piece suite comprising WC and sink set within vanity and bath with overhead chrome mixer shower and glass screen.

BEDROOM 1 (10' 11" x 10' 5") or (3.33m x 3.17m)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls, radiator, large PVCu double glazed window overlooking the rear of the property, built in double wardrobe, skirting and fitted carpet. Door to ensuite.

EN SUITE (9' 1" x 4' 6") or (2.78m x 1.37m)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, chrome towel radiator, PVCu frosted double glazed window overlooking the rear of the property, skirting and tiled flooring. Three piece suite comprising low level WC, sink with chrome mixer tap set within vanity unit and shower with curved glass screen.

BEDROOM 3 (10' 11" x 7' 6") or (3.34m x 2.29m)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls, radiator, large PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.



BEDROOM 2 (10' 11" max x 10' 3" max) or (3.33m max x 3.12m max)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls, large PVCu double glazed window overlooking the rear of the property, skirting, radiator and fitted carpet. Door way to Jack and Jill bathroom.

JACK & JILL BATHROOM (6' 7" x 5' 7") or (2.01m x 1.70m)

Emulsioned and coved ceiling with inset spot lights, emulsioned walls with tiling to splash back areas, tiled flooring and skirting. Wall mounted chrome towel rail radiator and frosted PVCu double glazed window to the side of the property. Three piece suite comprising vanity sink unit with chrome mixer tap, w.c with vanity unit, walk in shower with chrome overhead shower and curved glass surround.

BEDROOM 4 (13' 9" max x 11' 10" max) or (4.18m max x 3.60m max)

Emulsioned and coved ceiling with inset spot lights, emulsioned walls, skirting and a continuation of the fitted carpet. Wall mounted radiator and large PVCu double glazed window overlooking the front of the property. Built in double wardrobes with shelving and doorway leading into a walk in wardrobe.

WALK-IN WARDROBE (6' 8" max x 5' 3" max) or (2.03m max x 1.60m max)

Emulsioned and coved ceiling with inset spot lights, emulsioned walls, skirting and a continuation of the fitted carpet. Built in shelving.

OUTSIDE


Mature rear garden laid to lawn with path leading to the conservatory and kitchen. Space for a shed and stone raised beds to the side and rear. Decorative stone leading to the side gate.

To the front of the property is block paved driveway with parking for two cars and area laid to lawn. Path leading to the side access.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(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.



www.pjchomes.co.uk

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