



Primrose Close, Brackla, Bridgend County.
CF31 2BS

£299,950



PAYTON
JEWELL
CAINES

Primrose Close, Brackla, Bridgend County. CF31 2BS

Well presented three bedroom detached family home set in a quiet cul-d-sac in a sought after location of Brackla. The property comprises entrance hall, lounge, dining room, downstairs w.c. kitchen, utility, EN SUITE to bedroom one, family bathroom, enclosed rear garden, DRIVEWAY and GARAGE.

£299,950 - Freehold

- Three bedroom detached house
- Cul-de-sac location
- En suite to bedroom one
- Downstairs w.c. and utility room, EPC - D
- Enclosed south facing private rear garden, Council tax band - E
- Garage and driveway parking



DESCRIPTION

We are pleased to offer for sale this three bedroom detached family home situated on the Coity side of Brackla. The property benefits from a downstairs w.c. kitchen with utility, en suite to bedroom one, enclosed rear garden, driveway parking and garage. Viewing comes highly recommended to fully appreciate this delightful family home.

The property is situated within Brackla which is well served by the Brackla Triangle shopping Centre which has shops, takeaways, restaurants, public house, dentist and surgery. Good road access to Bridgend Town Centre and the M4 motorway.

ENTRANCE

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

ENTRANCE HALL

Emulsioned and coved ceiling with centre pendant light, emulsioned walls, skirting and fitted carpet. Electric consumer box, radiator and stairs leading to the first floor.

LOUNGE (12' 11" x 10' 10") or (3.94m x 3.29m)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and a continuation of the fitted carpet. Feature gas fire with marble back and hearth with wooden surround. Large PVCu double glazed bay window overlooking the front of the property with built in storage. Two wall mounted radiators.

DOWNSTAIRS W.C. (6' 4" max x 2' 10" max) or (1.93m max x 0.87m max)

Emulsioned and coved ceiling, emulsioned walls, skirting, radiator, a continuation of the fitted carpet, tiling to the splash back areas and frosted PVCu double glazed window overlooking the side of the property. Two piece suite comprising low level w.c. and wall mounted wash hand basin.

DINING ROOM (10' 10" x 8' 8") or (3.30m x 2.65m)

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting, laminate flooring and PVCu sliding door leading to the rear garden. Two wall mounted radiators and bi-fold doors leading into the kitchen.

KITCHEN (10' 10" x 9' 0") or (3.30m x 2.75m)

Emulsioned and coved ceiling with centre strip light, emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. The kitchen comprises a range of base and wall units with complementary roll top work surface and white splash backs. One and half inset stainless steel sink with chrome mixer tap. Space for freestanding dishwasher and fridge/freezer. Integrated electric oven with four ring gas hob and overhead extractor hood. Large PVCu double glazed windows overlooking the rear of the property, door leading to under stairs storage, archway leading into the utility and PVCu double glazed door to the side of the property.

UTILITY AREA (6' 2" max x 5' 5" max) or (1.88m max x 1.65m max)

Emulsioned and coved ceiling with centre light, emulsioned walls with tiled splash backs areas, skirting and a continuation of the tiled flooring. Base unit with matching roll top work surface and space for washing machine and tumble dryer. Wall mounted boiler (recently installed) and radiator. PVCu frosted double glazed door leading to the side of the property.



LANDING

Via stairs with fitted carpet and wall mounted handrail. Emulsioned ceiling with centre pendant light, loft access, emulsioned wall, skirting and a continuation of the fitted carpet. Radiator, PVCu frosted double glazed window overlooking the side of the property and airing cupboard with racking and shelving.

BEDROOM 1 (13' 0" x 10' 11") or (3.95m x 3.33m)

Emulsioned ceiling and walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Two wall mounted lights and strip light above the bed.

EN SUITE (6' 6" max x 4' 10" max) or (1.97m max x 1.48m max)

Emulsioned ceiling with centre light, extractor fan, part emulsioned / part tiled walls, tiled flooring, radiator and PVCu frosted double glazed window overlooking the front of the property. Three piece suite comprising low level w.c. pedestal sink with chrome taps and shower enclosure with glass screen and overhead shower.

BEDROOM 2 (9' 10" x 7' 11") or (2.99m x 2.41m)

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 3 (7' 11" x 7' 11") or (2.42m x 2.41m)

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

FAMILY BATHROOM (6' 6" x 6' 4") or (1.97m x 1.92m)

Emulsioned ceiling with inset spot lights, part emulsioned / part tiled walls, tiled flooring, wall mounted chrome towel rail radiator and PVCu frosted double glazed window overlooking the side of the property. Three piece suite comprising w.c. with vanity unit, pedestal wash hand basin with chrome taps and large walk in shower with glass screen, stone shower tray and overhead chrome shower.

OUTSIDE

To the front of the property is a driveway with parking for 1/2 vehicles and access to the garage via a traditional up and over door. Paved steps leading to the front door and garden laid to lawn with mature shrubs.

Large South facing enclosed and private rear garden backing onto woods, laid to lawn with side access via a wooden gate. Courtesy door leading into the garage / home gym.

GARAGE / HOME GYM

Currently used as a home gym, emulsioned walls with dado rail, skirting, radiator and fitted carpet. Doorway leading into the front of the garage.


NOTE

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



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		81
(69-80) C		
(55-68) D	68	
(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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