



St. Davids Close, Brackla, Bridgend County.
CF31 2BN

£168,000

 PAYTON
JEWELL
CAINES

St. Davids Close, Brackla, Bridgend County. CF31 2BN

IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE.
Two bedroom end terrace house situated in Brackla comprising entrance hall, kitchen, lounge, CONSERVATORY, two bedrooms, family bathroom, good sized rear garden and allocated parking. Early viewing highly recommended.

£168,000 - Freehold

- Two bedroom end terrace house
- Good size conservatory
- Gas combination boiler
- Ideal first time buy or investment purchase
- EPC - C , Council tax band -
- Good sized rear garden/ Off road parking



DESCRIPTION

Introducing this two bedroom end of terrace property situated in Brackla, Bridgend. The property benefits from a conservatory, good size rear garden and three parking spaces. Ideal first time purchase or investment opportunity.

ENTRANCE

Via part frosted glazed PVCu front door into entrance hall finished with coved ceiling, centre pendant light, electric consumer box, radiator, emulsioned walls with dado rail, wood panelling, skirting and painted tiled floor. Door way leading off to lounge and bi-folding door to kitchen.

KITCHEN (8' 5" x 7' 9") or (2.57m x 2.36m)

Centre spot lights, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the front of the property, skirting and tiled flooring. A range of wall and base units with complementary roll top work surface. Inset stainless steel sink with chrome mixer tap. Space for washing machine, space for freestanding fridge/freezer and space for freestanding electric oven with four ring gas burner. Wall mounted combination boiler. Arch opening to lounge.

LOUNGE (14' 6" max x 12' 5" max) or (4.41m max x 3.78m max)

Centre light, smoke alarm, emulsioned walls with dado rail, two radiators, skirting and laminate flooring. PVCu double french doors leading to conservatory. Stairs leading to first floor.

CONSERVATORY (10' 10" x 10' 4") or (3.30m x 3.16m)

PVCu roof, PVCu double glazed units set on dwarf wall, PVCu door leading to rear garden, skirting and tiled flooring.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Artexed ceiling, centre light, smoke alarm, access to loft, emulsioned walls with dado rail, skirting and fitted carpet. Doors to two bedrooms and family bathroom. Double doors leading to airing cupboard with shelving.

BATHROOM (6' 3" x 6' 1") or (1.90m x 1.85m)

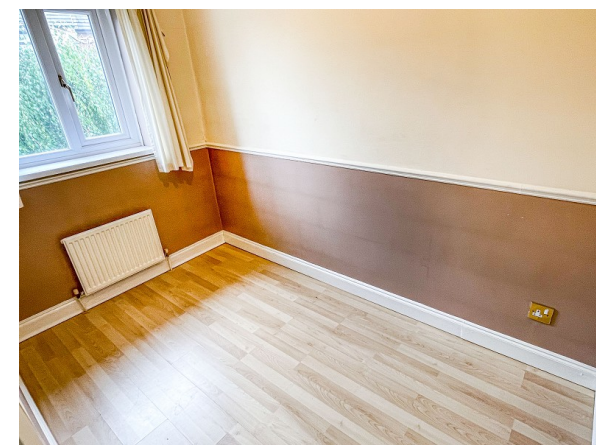
Artexed ceiling, centre light, extractor fan, tiled walls, chrome towel radiator, PVCu frosted double glazed window overlooking the front of the property, skirting and fitted lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with overhead electric shower.

BEDROOM 2 (9' 6" x 5' 9") or (2.89m x 1.74m)

Centre pendant light, emulsioned walls with dado rail, radiator, PVCu double glazed window overlooking the front of the property, skirting and laminate flooring.

BEDROOM 1 (11' 1" x 8' 11") or (3.37m x 2.72m)

Centre pendant light, emulsioned walls with dado rail, radiator, PVCu double glazed window overlooking the rear of the property, alcove space over the stairs ideal for built in wardrobes, skirting and laminate flooring.




OUTSIDE

Enclosed rear garden laid to lawn with small patio area.
Side gate leading to the front of the property.

The front of the property is laid to lawn with driveway for off road parking for two vehicles and further allocated parking space to the side of the property providing in total three parking spaces.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(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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