



The Spinney, Brackla, Bridgend County.
CF31 2JD

£134,950

PAJ PAYTON
JEWELL
CAINES

The Spinney, Brackla, Bridgend County. CF31 2JD

Introducing this TWO bedroom mid-terraced property comprising entrance hall, kitchen, lounge, two bedrooms, family bathroom, enclosed rear garden and dedicated parking space. Ideal INVESTMENT or FIRST TIME PURCHASE.

£134,950 - Freehold

- Two bedroom mid-terraced house
- Enclosed rear garden
- Fitted wardrobes to bedroom 2
- Dedicated parking
- Ideal FIRST TIME or INVESTMENT purchase
- NO ONGOING CHAIN
- EPC-D, Council tax band B



DESCRIPTION

Introducing this two bedroom mid-terraced house situated on the Brackla development, just off Channel View, located within walking distance of local schools. Brackla is well served with a range of shops, takeaways, doctors, dental and veterinary surgery's. The property has excellent transport links and is in close proximity to Bridgend town centre and the M4 corridor. Internal viewing is recommended to appreciate the potential of this property.

ENTRANCE HALL

Accessed via PVCu front door with frosted glass panels.

Artexed ceiling with ceiling light and smoke detector, coving, papered walls, wall mounted electric storage heater and PVCu double glazed window to the front of the property. Low level cupboard housing the electric meter and under stairs storage space. Staircase leading to the first floor with fitted carpet.

KITCHEN (11' 0" x 5' 10") or (3.35m x 1.79m)

Stippled ceiling with centre light, skimmed walls with ceramic tiling to the splash back, wall mounted electric storage heater, vinyl flooring, extractor fan and PVCu double glazed window to the front of the property. The kitchen is fitted with a range of wall and base units with coordinating work surfaces. Inset stainless steel sink with drainer and mixer tap. Space for electric hob and oven, automatic washing machine and fridge/freezer.

RECEPTION ROOM

Artexed ceiling with centre ceiling light, coving, papered walls, wall mounted electric storage heater, fitted carpet and PVCu double glazed window and double glazed doors with side panels leading to the rear of the property.

FIRST FLOOR LANDING

Accessed via stairs with balustrade and fitted carpet.

Stippled ceiling with ceiling light, smoke detector and loft access, papered walls and fitted carpet. Doors leading off.

BEDROOM 1 (11' 9" x 9' 0") or (3.59m x 2.74m)

Stippled ceiling with ceiling light, skimmed walls, wall mounted electric storage heater, fitted carpet and PVCu double glazed window to the rear of the property.

BEDROOM 2 (9' 2" x 8' 6") or (2.79m x 2.59m)

Stippled ceiling with ceiling light, skimmed walls, fitted carpet and two PVCu double glazed windows to the front of the property. Fitted wardrobe with double doors and over stairs storage cupboard housing the hot water tank.

FAMILY BATHROOM (6' 2" x 5' 8") or (1.88m x 1.73m)

Stippled ceiling with ceiling light, walls are partially skimmed with ceramic tiling to the splash back areas, wall mounted extractor fan, electric heater and vinyl flooring.

The bathroom is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with overhead electric shower.



OUTSIDE

The front of the property is open aspect and is laid to lawn with steps leading to off-road parking where there is a dedicated parking space for the property.

The rear of the property benefits from an enclosed garden partially laid to lawn.

NOTE

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

DIRECTIONS

On entering Brackla from Coity take the second left turning off the roundabout, continuing along Brackla Way take the second left onto channel view then the first left onto The Spinney, where the property can be found on your right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	66	
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk