



St. James Park, Brackla, Bridgend County.
CF31 2NP

£289,995



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We are pleased to introduce for sale with no ongoing chain this BEAUTIFUL four bedroom DETACHED family home with a single garage and private rear garden. The property benefits from a lounge/diner, fitted kitchen, utility, downstairs w.c. four bedrooms and family bathroom. Superb views to the front and rear elevation. Internal viewing highly recommended.

£289,995 - Freehold

- Four bedroom detached family home
- Open plan lounge/dining room
- Kitchen with good size utility room
- Downstairs w.c.
- Spectacular views to the front and rear
- Garage and driveway parking
- EPC - D / Council tax - D



DESCRIPTION

Introducing for sale with no ongoing chain this immaculately presented four bedroom detached family home comprises entrance hall, downstairs w.c. lounge through to dining room, kitchen and utility. To the first floor are four good size bedrooms as well as a family bathroom. Private rear garden with superb views from both the front and rear elevation, off road parking and garage. Internal viewing is highly recommended to fully appreciate all this family home has to offer.

The property is situated within walking distance of local primary schools, Archbishop McGarth Comprehensive School, the Triangle shopping centre where you can find shops and amenities as well as quick links to the M4 corridor and the A48.

ENTRANCE

Via PVCu door with frosted glass panel and coordinating side panel through to the entrance hall.

ENTRANCE HALL

Artexed ceiling with ceiling light and smoke detector, papered walls, radiator, oak effect laminate flooring and staircase leading to the first floor landing. Doorway through to the downstairs w.c.

DOWNSTAIRS W.C. (6' 11" x 2' 6") or (2.12m x 0.75m)

Skimmed and emulsioned ceiling with inset spot lights, extractor fan, floor to ceiling tiled walls and tiled flooring. Two piece suite comprising low level w.c. and wash hand basin with vanity beneath.

RECEPTION 1/LOUNGE (15' 5" x 13' 8") or (4.70m x 4.17m)

Artexed ceiling with ceiling light, papered walls with one feature papered wall and radiator. Fitted carpet and PVCu double glazed picture window overlooking the front of the property with views over the surrounding countryside. The focal point of the room is the gas fire with wooden mantle, marble hearth and surround. Archway leading into reception room two.

RECEPTION 2/DINING ROOM (9' 7" x 9' 7") or (2.92m x 2.92m)

Artexed ceiling with ceiling light, papered walls with one feature papered wall, radiator, PVCu double glazed sliding patio doors leading out to the rear garden and fitted carpet.

KITCHEN (12' 4" x 9' 7") or (3.75m x 2.91m)

Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls with tiling to the splash backs, radiator and PVCu double glazed window overlooking the rear garden. The kitchen comprises a range of wall and base units in cream country shaker style with coordinating laminate work surfaces. One and half inset stainless steel sink with drainer and mixer tap, integrated electric oven and hob with overhead extractor hood, integrated microwave, fridge/freezer and slim line dishwasher. Tiled flooring with doorway leading through to the utility room.



UTILITY ROOM (7' 11" x 6' 7") or (2.41m x 2.01m)

Stippled ceiling with loft access and spot lights, skimmed and emulsioned walls, PVCu double glazed window overlooking the rear of the property and PVCu door with frosted glass panel leading to the rear garden. Wall mounted gas boiler and base units with coordinating work surface with inset stainless steel sink drainer and mixer tap. Space and plumbing for automatic washing machine and space for tumble dryer. A continuation of the tiled flooring.

LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Stippled ceiling with two ceiling lights, smoke detector and access to the loft. Papered walls, PVCu frosted double glazed window overlooking the side of the property, fitted carpet and fitted storage cupboard housing the hot water cylinder.

BEDROOM 1 (12' 3" x 11' 6") or (3.74m x 3.51m)

Artexed ceiling with ceiling light, skimmed and emulsioned walls with one feature papered wall, radiator, fitted carpet and PVCu double glazed picture window overlooking the front of the property with surrounding views.

BEDROOM 2 (11' 11" max x 8' 9") or (3.62m max x 2.66m)

Measurements narrow to 2.64m. Stippled ceiling with ceiling light, papered walls, radiator, PVCu double glazed window overlooking the rear of the property with surrounding views to the fields behind. Fitted carpet and built in wardrobe and surround.

BEDROOM 3 (11' 5" x 9' 9") or (3.49m x 2.96m)

Measurements narrow to 1.89m. Stippled ceiling with ceiling light, papered walls, radiator and PVCu double glazed window overlooking the front of the property and fitted carpet.

BEDROOM 4 (8' 7" x 8' 0") or (2.62m x 2.43m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

FAMILY BATHROOM (8' 7" x 4' 11") or (2.61m x 1.50m)

Skimmed and emulsioned ceiling with inset spot lights, floor to ceiling tiled walls, tiled flooring, PVCu frosted double glazed window overlooking the rear of the property and wall mounted heated chrome towel rail. Three piece suite comprising low level w.c. wash hand basin with vanity surround and p shaped bath with overhead electric shower and glass shower screen.

OUTSIDE


Low maintenance rear garden enclosed and bounded by panel fencing and backing onto the fields behind. The garden is laid to patio slabs with a second tier laid partially to slate chipping's and decking with high rise beds for planting. Wooden storage shed to remain.

To the front of the property the garden is laid to lawn, bound by hedging with an area laid to slate chipping's, mature shrubs and planting. Driveway for off road parking leading to the garage with electric up and over door, power and lighting.



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	57	
(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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