



Easterly Close, Brackla, Bridgend County.
CF31 2NA

£179,950



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We are pleased to offer for sale this two bedroom semi detached house briefly comprising to the ground floor, entrance hall, lounge and kitchen/diner. To the first floor are two double bedrooms as well as a family bathroom. Enclosed rear garden and driveway parking.

£179,950 - Freehold

- Two bedroom semi detached house
- Fitted kitchen overlooking the rear garden
- Open plan to the ground floor
- Gas fired combination boiler
- Driveway parking for 2/3 vehicles
- Quiet cul de sac location
- EPC - C / Council tax - C



DESCRIPTION

Introducing this well presented two bedroom semi detached house located in a quiet cul-de-sac location within Brackla. The property sits within close proximity of Brackla primary schools, the Brackla Triangle Shopping Centre with doctors and dental surgeries, chemist, hairdressers and food outlets as well as the M4 corridor. The property would make an ideal first time purchase and benefits from a gas fired combination boiler, PVCu double glazing as well as off road parking. Viewing is highly recommended.

ENTRANCE

Via PVCu door into the entrance hall.

ENTRANCE HALL

Stippled ceiling with smoke detector, emulsioned walls, radiator, staircase leading to the first floor landing and fitted carpet.

LOUNGE (14' 7" x 10' 10") or (4.44m x 3.29m)

Artexed and coved ceiling with ceiling light, papered and emulsioned walls with dado rail and fitted under stairs storage cupboard. PVCu double glazed window overlooking the front of the property, fitted carpet and radiator. Square opening leading into the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (14' 0" x 7' 2") or (4.27m x 2.19m)

Artexed ceiling with inset spot lights, smoke detector, emulsioned walls, radiator, PVCu double glazed window overlooking the rear garden and PVCu double glazed French doors leading out to the patio area. The kitchen comprises a range of wall and base units in high gloss white with coordinating work surface housing an inset stainless steel sink with drainer and mixer tap. Space and plumbing for automatic washing machine and space for fridge/freezer. Integrated appliances include a gas hob with overhead extractor and integrated oven. Wall mounted Worcester gas fired combination boiler and laminate flooring.

LANDING

Via stairs with fitted carpet and handrail. Artexed ceiling with ceiling light, smoke detector and access into the loft. Skimmed and emulsioned walls, timber framed obscured single glazed window overlooking the side of the property and fitted carpet.

BEDROOM 1 (10' 8" x 10' 0") or (3.25m x 3.04m)

Stippled and coved ceiling with ceiling light, part skimmed and emulsioned walls with dado rail and one feature papered wall, radiator and PVCu double glazed window overlooking the front of the property. Built in over stairs storage and fitted carpet.

BEDROOM 2 (11' 11" x 7' 9") or (3.63m x 2.35m)

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

BATHROOM (6' 2" x 5' 10") or (1.87m x 1.77m)

Stippled ceiling with ceiling light, part tiled/part papered walls, PVCu frosted double glazed window overlooking the rear of the property, radiator and plastic tiles to the floor. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with overhead electric shower.



OUTSIDE


Enclosed rear garden bound by panel fencing, gradually split over three tiers laid partially to patio, stone chipping's and lawn with mature shrubs and planting. Storage shed. Side access to the driveway with parking for 2/3 vehicles.

To the front the property is open plan with an area laid to stone chipping's and mature conifer trees with steps leading to the front door.

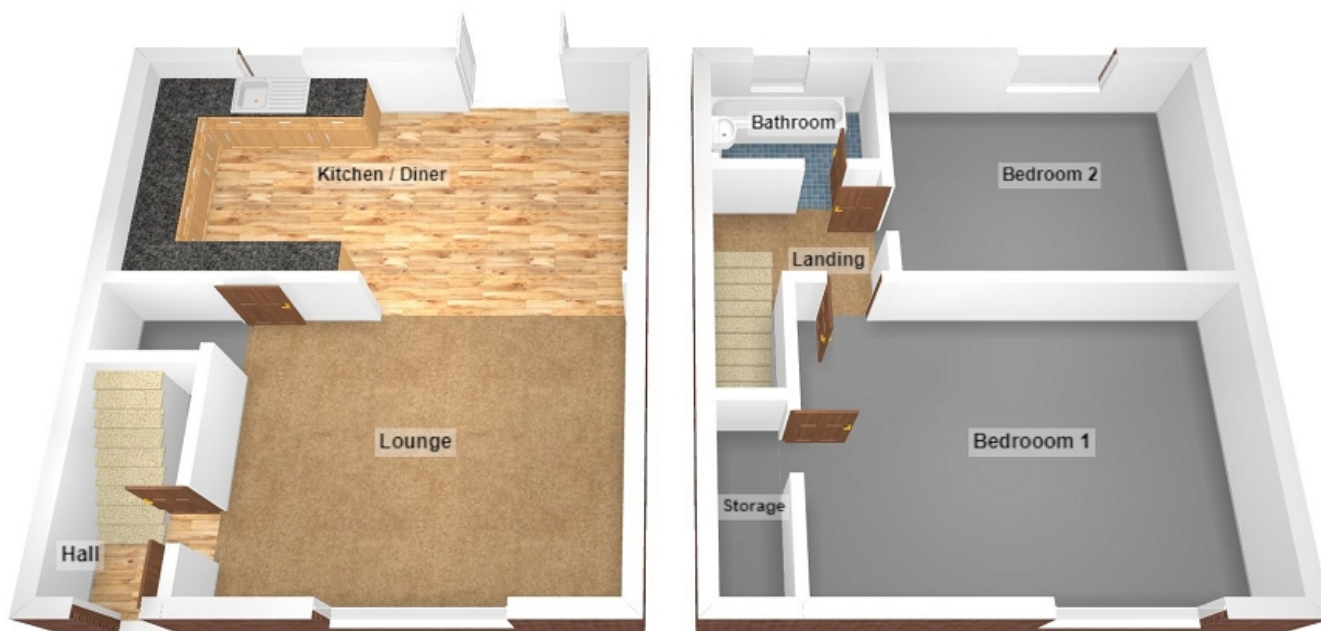


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

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