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The Woodlands, Brackla, Bridgend County.
CF31 2JF

Offers In Excess Of
£240,000

 PAYTON
JEWELL
CAINES

The Woodlands, Brackla, Bridgend County. CF31 2JF

Three/four bedroom DETACHED house situated in a cul-de-sac location, the property benefits from a downstairs w.c. TWO RECEPTION ROOMS, kitchen/ diner, EN SUITE SHOWER ROOM, enclosed rear garden, OFF ROAD PARKING and GARAGE.

Offers In Excess Of £240,000

- Good sized detached house
- Downstairs w.c.
- Cul-de-sac location
- Lovely views from the lounge balcony
- Off road parking to the front and garage
- EPC - D / Council tax band - E



DESCRIPTION

Introducing this three/four bedroom detached property situated in the popular well regarded area of Brackla. Conveniently located for the A48 and the M4 corridor this development has its own Triangle shopping precinct with fitness centre, surgery, public house/restaurant and take-aways. Early viewing is recommended.

ENTRANCE

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

ENTRANCE HALL

Artexed and coved ceiling with two sets of pendant lights, smoke alarm, papered walls with dado rail, skirting and fitted carpet. Radiator, stairs leading to the first floor landing with under stairs storage with shelving.

LOUNGE (14' 5" x 11' 4") or (4.40m x 3.45m)

Artexed and coved ceiling with centre light, papered and emulsioned walls, skirting, laminate flooring in wood effect, radiator and PVCu French doors leading out to the balcony with wrought iron ballustrade.

KITCHEN/DINER (20' 4" x 7' 10") or (6.20m x 2.40m)

Artexed and coved ceiling with two centre strip lights, papered walls, skirting, tiled flooring to the kitchen area and fitted carpet to the dining area. Radiator, wooden framed double glazed windows overlooking the front and side of the property and wooden frosted and glazed door leading to the side of the property. The kitchen comprises a range of base and wall units with complementary roll top work surface housing one and half inset stainless steel sink with mixer tap. Space for freestanding cooker and hob with overhead electric overhead extractor. Tiling to splash back areas and space for freestanding fridge/freezer and washing machine. Centre island with walk through to the dining room with space for dining table and chairs.

DOWNSTAIRS W.C. (6' 1" x 3' 3") or (1.85m x 0.98m)

Artexed and coved ceiling with centre light, papered walls, skirting and fitted carpet. Radiator, wooden frosted window to the side of the property. Two piece suite comprising low level w.c. and wall mounted wash hand basin with tiling to splash back areas.

BEDROOM 4/DINING ROOM (9' 10" x 8' 3") or (2.99m x 2.52m)

Artexed ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and wooden double glazed window overlooking the rear of the property.

BEDROOM 3 (9' 9" x 9' 7") or (2.96m x 2.93m)

Artexed and coved ceiling with centre light, papered walls with dado rail, skirting, fitted carpet, wooden double glazed window to the rear of the property and radiator.

LANDING

Via stairs with fitted carpet and handrail. Wooden framed double glazed skylight and access into airing cupboard. Artexed and coved ceiling with centre spot lights, access into the loft, papered walls with dado rail, skirting and a continuation of the fitted carpet.



BATHROOM

Timber framed velux window, emulsioned ceiling, papered walls with two full height ceramic tiled walls, radiator, skirting and fitted carpet. Four piece suite comprising w.c. bidet, wash hand basin and bath with over bath plumbed shower and side shower screen.

BEDROOM (13' 0" x 9' 10") or (3.96m x 3.00m)

Artexed ceiling with centre spot lights, papered walls, skirting, fitted carpet, radiator, wooden double glazed window overlooking the rear of the property and storage to the eaves.

BEDROOM (14' 7" max x 13' 0" max) or (4.44m max x 3.95m max)

Artexed ceiling with centre spot lights, papered walls, skirting, fitted carpet, radiator and wooden double glazed window overlooking the front of the property. Two double built in wardrobes and dressing table.

EN-SUITE SHOWER ROOM (5' 5" x 2' 11") or (1.66m x 0.89m)

Artexed ceiling with centre light and extractor fan, tiled walls, fitted carpet and built in shower tray with shower curtain and overhead chrome mixer shower.

OUTSIDE


To the front of the property is an area laid to lawn and driveway parking for 1/2 vehicles which leads onto the garage accessed via up and over door, steps leading to the front door.

Enclosed tiered rear garden with a small patio area and steps leading to an areas laid to lawn, enclosed by well established trees.

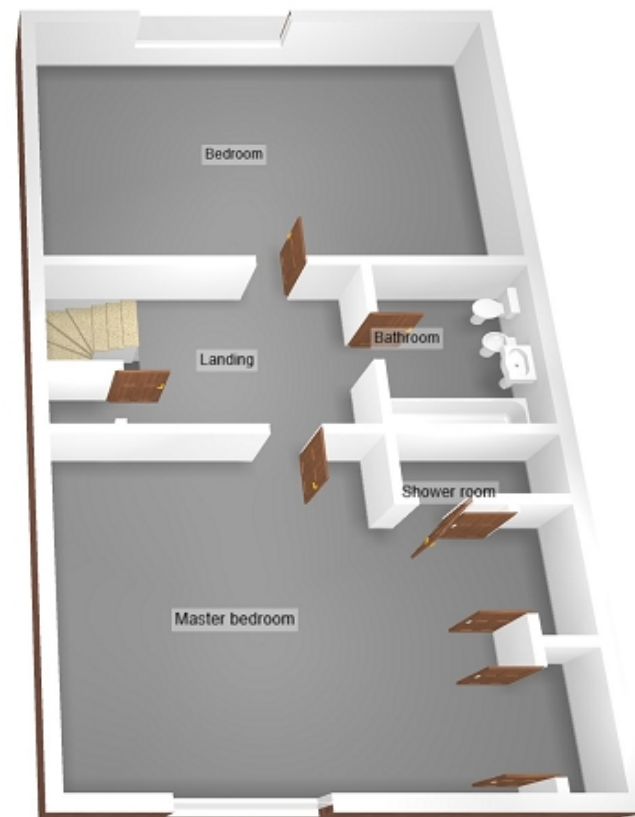


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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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