



Bishopswood, Brackla, Bridgend County.
CF31 2LZ

£155,000



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Modern two bedroom end terrace house comprising entrance hall, lounge, kitchen, two bedrooms, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING. IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE.

£155,000

- Two bedroom end terrace house
- Modern fitted kitchen
- Ideal first time purchase or investment
- Gas fired combination boiler
- Good sized enclosed private rear garden
- Off road parking/ EPC -C , Council tax band - C



DESCRIPTION

Introducing this modern two bedroom end terrace house situated in a cul de sac within Brackla benefiting from gas fired combination boiler and off road parking. This property would make an ideal first time purchase or investment purchase. The property is within walking distance of local schools and shops along with Brackla Triangle with take aways, shops, dental and doctors surgeries, as well as local public house/restaurants close by and within a short drive to Bridgend town centre. Viewing highly recommended.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with artexed ceiling, centre pendant light, emulsioned walls, wall mounted fuse board, skirting and wood effect laminate flooring. Stairs leading to the first floor. Door way leading to lounge.

LOUNGE (15' 3" max x 9' 8" max) or (4.66m max x 2.95m max)

Emulsioned ceiling, centre pendant light, emulsioned walls, skirting, radiator, PVCu double glazed window overlooking the front of the property, feature electric fireplace with painted wooden surround and laminate flooring.

KITCHEN/DINER (13' 0" x 7' 2") or (3.96m x 2.19m)

Emulsioned ceiling, centre light, emulsioned walls with matching up stands to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property, part frosted PVCu glazed door leading to the rear garden, skirting and tile effect lino flooring. A range of wall and base units in gloss cream with complementary roll top work top. One and a half set stainless steel sink with chrome mixer tap. Space for washing machine and space for freestanding dishwasher. Integrated electric oven with induction hob. Cupboard housing tumble dryer. Space for freestanding fridge/freezer. Wall mounted combination boiler.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Artexed ceiling, centre light, access to loft, smoke alarm, emulsioned walls, skirting and laminate flooring. Airing cupboard with hanging rail and power. Doors to two bedrooms and family bathroom.

BEDROOM 1 (13' 0" x 10' 8") or (3.96m x 3.25m)

Measurements into the alcove. Emulsioned ceiling, centre pendant light, emulsioned walls, large alcove over the stairs, radiator, PVCu double glazed window overlooking the front of the property, skirting and laminate flooring.

BEDROOM 2 (12' 0" x 6' 5") or (3.66m x 1.95m)

Measurements into the alcove. Artexed ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, alcove ideal for built in storage, skirting and laminate flooring.

FAMILY BATHROOM (6' 4" x 6' 3") or (1.93m x 1.91m)

Artexed ceiling, centre light, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property and tile effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome overhead shower and glass screen.




OUTSIDE

Good sized private enclosed rear garden laid to patio with decorative stones and the remainder laid to lawn with space for a shed. Side access to the front of the property.

The front of the property is enclosed by picket fence and laid to lawn with two steps leading to the front door. Off road parking for one car.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(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.



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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

pencoedrentals@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