

Payton  
Jewell  
Caines



Honeysuckle Way, Brackla, Bridgend  
County. CF31 2NT

£290,995



# Honeysuckle Way, Brackla, Bridgend County. CF31 2NT

Four bedroom DETACHED HOUSE comprising entrance hall, DOWNSTAIRS WC, kitchen, good sized lounge, dining room, four bedrooms, master bedroom with ENSUITE and built in wardrobes, family bathroom, good sized ENCLOSED REAR GARDEN, INTEGRAL SINGLE GARAGE and OFF ROAD PARKING.

£290,995

- Four bedroom detached house
- Large lounge
- Gas combination boiler
- Ensuite to master bedroom
- Off road parking/ Integral single garage
- Good sized rear garden/ EPC - D , Council tax band -E



## DESCRIPTION

Introducing this four bedroom detached family home benefiting from two reception rooms, downstairs WC, ensuite to master bedroom, integral garage, off road parking and enclosed rear garden.

Brackla benefits from primary schools, comprehensive school, shops, public houses, vet and doctors surgery and good links to A48 and the M4 corridor. This property must be viewed internally to fully appreciate.

## ENTRANCE

Via part frosted glazed wooden door with timber framed frosted glazed side panel into the entrance hall finished with artexed and coved ceiling, two centre pendant lights, papered walls, radiator, skirting and fitted carpet. Door to integral garage. Stairs leading to the first floor. Door to kitchen and lounge.

## INTEGRAL GARAGE

Power and light installed. Traditional up and over garage door. Door into hallway.

## DOWNSTAIRS W.C. (4' 0" max x 3' 7" max) or (1.22m max x 1.09m max)

Artexed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, shelving, radiator, skirting and light grey wood effect lino flooring. Two piece suite comprising low level WC and wall mounted wash hand basin with chrome taps.

## KITCHEN (16' 4" max x 8' 6" max) or (4.99m max x 2.60m max)

Artexed ceiling, two centre strip lights, emulsioned walls with tiling to splash back areas, radiator, PVCu double frosted glazed door leading to the side of the property, PVCu double glazed window overlooking the front of the property, skirting and grey wood effect lino flooring. A range of wall and base units with roll top work surface, one and a half inset stainless steel sink with chrome mixer tap. Integrated double electric oven with four ring gas hob and electric extractor hood. Space for washing machine and tumble dryer. Wall mounted combination boiler. Space for dishwasher.

## DINING ROOM (10' 1" max x 8' 6" max) or (3.08m max x 2.60m max)

Artexed and coved ceiling with centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet. Double doors leading to lounge.

## LOUNGE (15' 3" max x 12' 11" max) or (4.66m max x 3.93m max)

Skimmed and coved ceiling with centre pendant light, papered walls, feature gas fireplace with marble hearth and wooden surround, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Double glazed aluminium sliding door leading to the rear.

## FIRST FLOOR LANDING

Via the stairs with fitted carpet and painted hand rail. Skimmed and coved ceiling, centre pendant light, smoke alarm, access to attic, papered walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Airing cupboard with shelving. Doors leading off to four bedrooms and family bathroom.



## **BEDROOM 1 (12' 4" x 9' 9") or (3.77m x 2.96m)**

Measurement to the face of the wardrobe. Artexed ceiling, centre pendant light, papered walls, radiator, PVCu double glazed window overlooking the rear of the property, sliding mirrored doors leading to double built in wardrobe with shelving and clothes rail, skirting and fitted carpet. Door to ensuite.

## **EN SUITE (7' 10" x 5' 7") or (2.38m x 1.70m)**

Artexed ceiling, centre strip light, papered walls with half height tiled walls, radiator, PVCu frosted double glazed window overlooking the side of the property, light grey wood effect lino flooring. Three piece suite comprising low level WC, vanity sink unit with built in storage above and wall mounted mirror, walk in shower enclosure with overhead chrome mixer shower and glass screen.

## **BEDROOM 2 (11' 0" x 7' 9") or (3.35m x 2.36m)**

Artexed ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Door to built in storage with shelving and clothes racks.

## **BEDROOM 3 (9' 9" x 9' 9") or (2.97m x 2.96m)**

Artexed ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, sliding mirrored doors leading to built in storage, radiator, skirting and fitted carpet.

## **BEDROOM 4 (8' 2" x 7' 9") or (2.49m x 2.37m)**

Artexed ceiling, centre pendant light, Velux window, papered walls, radiator, skirting and fitted carpet.

## **FAMILY BATHROOM (7' 1" x 6' 9") or (2.16m x 2.06m)**

Artexed ceiling, centre strip light, tiled walls, radiator, wall mounted mirror, PVCu frosted double glazed window overlooking the front of the property and grey wood effect lino flooring. Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and bath with chrome mixer tap and overhead electric shower.

## **OUTSIDE**

Enclosed rear garden with paved patio area and the remainder laid to lawn with raised beds and mature shrubs. Access to the front of the property via both sides.

Off road parking to the front of the property for two vehicles with the remainder laid to lawn.


## **NOTE**

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

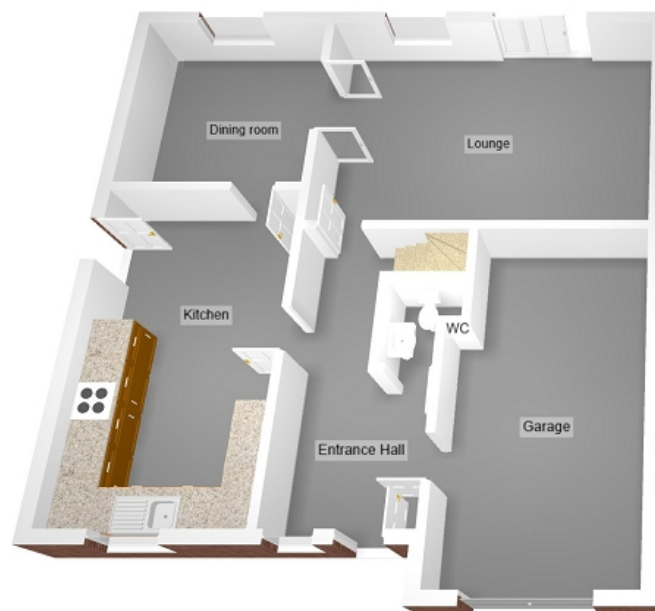


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)